



THE KEITH COMPANIES

June 9, 1992

11902.00

Mr. Merle Pautsch
McDonnell Douglas Realty
18881 Von Karman
Suite 1200
Irvine, CA 92715

Subject: Summary of Title Exception Research - Torrance
Facility

Dear Mr. Pautsch:

Attached to this letter please find a report summarizing the findings of our research efforts with regard to the various exceptions to title on the Torrance Facility. The following introduction will explain the format of the report and the general procedures we followed.

At this point in time, we feel that enough background has been gained to proceed forward with preparation of a parcel map if you are poised to so. Several of the discrepancies could be cleared up on the map. Others you may want to continue to negotiate with easement holders or users or resolve at some other time.

Please feel free to call at any time. A copy of the report has been forwarded directly to the title officer for his review.

Sincerely,

KEITH ENGINEERING, INC.
dba THE KEITH COMPANIES

Eric C. Nielsen, P.E.
Vice President, Engineering

ECN/tn

cc: Ted Radke, Continental Lawyer's Title (w/report)
Jim Steines, TKC

Planning
Engineering
Environmental
Services
Landscape
Architecture
Land
Surveying
Public Works
Water Resources



THE
KEITH
COMPANIES

Planning • Civil Engineering • Environmental Services
Landscape Architecture • Land Surveying • Public Works

LETTER OF TRANSMITTAL

DATE <u>6-16-92</u>	JOB NO. <u>11902.00</u>
ATTENTION <u>Merle Pautsch</u>	
RE: <u>Summary of Title Exception</u>	
<u>Research - Torrance Facility</u>	

TO: McDonnell Douglas Realty
18881 Von Karman
Suite 1200
Irvine, CA 92715

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
3			sets of "Summary of Title Exception Research"

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS _____

COPY TO Jim Steines

SIGNED

Eric Nielsen
Eric Nielsen
Vice President, Engineering

P.O. Box 25127
Santa Ana, CA
92799
(714) 540-0800



**THE
KEITH
COMPANIES**

2995 Red Hill Avenue, Costa Mesa, CA 92626 (714) 540-0800

HOURS: _____

MILEAGE: _____

☒ REQUEST FOR DELIVERY ☐ REQUEST FOR PICKUP ☒ RUSH ☐ ROUTINE

Requested By: Jan Deurman

Division/Ext. Engl.

Client: McDonnell Douglas

Job No. 11902 00

Proposal No. _____

Company Name: McDonnell-Douglas
Realty

Contact Person: _____

Delivery Address: 18881 Von Karman

Date/Time to be Delivered: 8:00 A.M.

Ste 1200 Irvine Bldg/Suite

Description: Research Report

Phone: _____

No. of Items: 3

Received By: [Signature]
(Signature)

Date: 6/17/92 Time: 8:00 AM

Print Name: _____

Delivered By: [Signature]

(THE KEITH COMPANIES)

Company Name: _____

Contact Person: _____

Pickup Address: _____

Date/Time to be Picked Up: _____

_____ Bldg/Suite

Description: _____

Phone: _____

No. of Items: _____

Picked Up By: _____
(TKC Signature)

Date: _____ Time: _____

White: Client

Yellow: Delivery Personnel

Pink: Contracts

Gold: Originator after Completion

110-4-91
9/24/91

BOE-C6-0102668

INTRODUCTION

The following report has been prepared to present the findings of research efforts performed for McDonnell-Douglas Realty in the early portions of 1992.

The intent of the research effort was to determine the current disposition of several easements identified in a Preliminary Title Policy dated July 24, 1991 prepared by Continental Lawyers Title Company (O.R. 4085055-39). A copy follows this letter. In addition, we also contacted property users who did not appear to have any recorded rights of use (Los Angeles Department of Water and Power).

By way of written correspondence, telephone conversations and office visits, each of the easement holders or users were contacted or attempted to be contacted. Of those with which contact was made, we determined actual use of the easement for it's intended purpose, desire for continued use, and if possible, the feasibility of a relocation or quitclaim.

Following the title policy, each of the exceptions to the policy and the additional users are evaluated individually. Each has a comment and summary followed by relevant copies of all the outgoing and incoming correspondence, conversations, notes, documentation, etc. From that data the comments and summaries were prepared.

Preliminary Title Policy
Continental Lawyers Title Company
Order No. 4085055-39
Dated: July 24, 1991

CONTINENTAL LAWYERS TITLE COMPANY
A WHOLLY OWNED SUBSIDIARY OF
LAWYERS TITLE INSURANCE CORPORATION
800 EAST COLORADO BOULEVARD
PASADENA, CALIFORNIA 91101
(818) 304-0040

PATRICK & WOOD ATTORNEYS
18400 VON KARMAN #610
IRVINE, CA 92715

ATTENTION: PATRICK WOOD

YOUR NO. COMSTOCK
ORDER NO. 4085055-39

DATED AS OF JULY 24, 1991 AT 7:30 A.M.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE
INSURANCE

CONTINENTAL LAWYERS TITLE COMPANY

HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF
THE DATE HEREOF, A LAWYERS TITLE INSURANCE CORPORATION POLICY OR POLICIES
OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN
HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY
REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN
EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE
PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR
POLICIES ARE SET FORTH IN THE ATTACHED LIST. COPIES OF THE POLICY FORMS
SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS
REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR
THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND
NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED
PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR
COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 [X]
2. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (4/6/90) []
3. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY []
(6-1-87)
4. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (4/6/90) []


TITLE OFFICER ROBERT LOERA EXT - 430

SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

MCDONNELL DOUGLAS CORPORATION, A CORPORATION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT 4983, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 80 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, AS DESCRIBED IN THAT CERTAIN DEED TO THE UNITED STATES OF AMERICA, RECORDED AS DOCUMENT 1720 IN BOOK 40472 PAGE 23 OF OFFICIAL RECORDS, OF SAID LOS ANGELES COUNTY; THENCE WESTERLY ALONG THE LINE DESCRIBED IN PARCEL "A" OF SAID DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS 1050 FEET; THENCE SOUTH 0° 02' 40" EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 780 FEET; THENCE NORTH 89° 59' 31" WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1887.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY FILED IN BOOK 52 PAGE 47 RECORDS OF SURVEY OF SAID LOS ANGELES COUNTY; THENCE NORTH 0° 22' 04" WEST 1230.35 FEET ALONG SAID EASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL NO. 1 OF THE QUITCLAIM DEED OF HARVEY ALUMINUM, INC., IN BOOK D-586 PAGE 796, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, HAVING A BEARING OF SOUTH 89° 37' 56" WEST, AND A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 37' 56" EAST, 10.00 FEET; THENCE CONTINUING ALONG THE LINE DESCRIBED IN PARCEL NO. 1 OF SAID DEED RECORDED IN BOOK D-586 PAGE 796 OF SAID OFFICIAL RECORDS SOUTH 0° 22' 04" EAST 172.51 FEET; THENCE NORTH 89° 37' 56" EAST 6.55 FEET; THENCE SOUTH 0° 22' 04" EAST 84.12 FEET; THENCE SOUTH 45° 11' 14" EAST 158.41 FEET; THENCE NORTH 89° 59' 41" EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED IN BOOK D-586 PAGE 796; THENCE NORTH 89° 58' 11" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, 33.60 FEET; THENCE ALONG THE EASTERLY LINE OF SAID

PARCEL NO. 2 NORTH 0° 02' 12" WEST 2731.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 403.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 15' 34" A DISTANCE OF 276.14 FEET TO A POINT, A RADIAL THROUGH SAID POINT BEARS NORTH 50° 56' 38" WEST, THENCE LEAVING SAID CURVE NORTH 0° 02' 44" WEST 161.13 FEET TO A POINT IN THE SOUTHERLY LINE OF 190TH STREET 66 FEET WIDE, AS SHOWN IN BOOK 52 PAGE 47 RECORD OF SURVEY OF SAID LOS ANGELES COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL NO. 2 OF SAID QUITCLAIM DEED RECORDED IN BOOK D-586 PAGE 796; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET NORTH 89° 56' 46" EAST 1729.56 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FIRST-MENTIONED 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID WESTERLY LINE OF SAID 50-FOOT RIGHT-OF-WAY SOUTH 0° 02' 40" EAST 3232.35 FEET TO THE POINT OF BEGINNING.

SCHEDULE A-1

REQUIREMENT NO. 1:

BEFORE ISSUING ITS POLICY OF TITLE INSURANCE, THIS COMPANY WILL REQUIRE EVIDENCE, SATISFACTORY TO THE COMPANY THAT MCDONNELL DOUGLAS CORPORATION, A CORPORATION

(A) IS VALIDLY FORMED ON THE DATE WHEN DOCUMENTS IN THIS TRANSACTION ARE TO BE SIGNED; AND

(B) IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OR COUNTRY WHERE THE CORPORATION WAS FORMED.

ESCROW COMMENTS: _____

REQUIREMENT NO. 2

THIS COMPANY WILL REQUIRE THE FOLLOWING TO INSURE A LOAN BY OR A CONVEYANCE FROM, THE ENTITY NAMED BELOW:

MCDONNELL DOUGLAS CORPORATION, A CORPORATION

(A) A COPY OF THE CORPORATION BY-LAWS OR ARTICLES

(B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION.

ESCROW COMMENTS: _____

REQUIREMENT NO. 3

THIS COMPANY IS REQUIRING THAT THE ATTACHED "OWNERS INFORMATION STATEMENT" BE COMPLETED BY THE OWNER OF THE ESTATE DESCRIBED OR REFERRED TO IN SCHEDULE A, IMMEDIATELY PRIOR TO THE CLOSE OF THIS TRANSACTION AND RETURNED TO US FOR OUR APPROVAL.

THE PURPOSE OF THE OWNERS INFORMATION STATEMENT IS TO PROVIDE THIS COMPANY WITH CERTAIN INFORMATION THAT CANNOT NECESSARILY BE ASCERTAINED BY MAKING A PHYSICAL INSPECTION OF THE LAND. PLEASE CONTACT US IN THE EVENT YOU REQUIRE ASSISTANCE IN COMPLETING SAID OWNERS INFORMATION STATEMENT.

ESCROW COMMENTS: _____

NOTE NO. 1: IF YOU ARE AWARE OF ANY IMPROVEMENTS WHATSOEVER THAT HAVE BEEN RECENTLY COMPLETED, THAT ARE ONGOING, OR CONTEMPLATED PRIOR TO CLOSING, THIS OFFICE MUST BE INFORMED OF THESE FACTS IMMEDIATELY SO THAT YOUR TRANSACTION IS NOT DELAYED.

NOTE NO. 2: THERE ARE NO CONVEYANCES AFFECTING SAID LAND, RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF THIS REPORT.

NOTE NO. 3: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC (NOT SHORT-TERM) TITLE INSURANCE RATE.

TAX ADVANCE NOTE:

IN ORDER TO PROPERLY APPLY ANY PAYMENTS FOR REAL PROPERTY TAXES IN AN EFFICIENT AND TIMELY MANNER, THIS OFFICE SHOULD BE SENT THE TAX BILLS WHICH ARE IN THE POSSESSION OF THE OWNER(S), PRIOR TO THE CLOSE OF THIS TRANSACTION. THIS OFFICE WILL THEN BE ABLE TO FORWARD SAID BILLS ALONG WITH THE NECESSARY PAYMENT. IT HAS BEEN DETERMINED THAT DELAYS IN CONFIRMING TAX PAYMENTS ARE GREATLY MINIMIZED WHEN THE TAX BILLS ARE FORWARDED TO THE L. A. COUNTY TAX COLLECTOR ALONG WITH THE REQUISITE PAYMENTS.

CLT
Datedown!
Continental Lawyers Title Company

EFFECTIVE JULY 1, 1991, PURSUANT TO ORDINANCE NO. 166976, THE CITY DOCUMENTARY TRANSFER TAX WILL BE \$2.25 FOR EACH \$500.00 OR FRACTIONAL PART THEREOF. (\$4.50 PER \$1,000.00) ON TRANSFERS OF PROPERTIES LOCATED IN THE CITY OF LOS ANGELES (EXCLUSIVE OF THE VALUE OF ANY LIEN OR ENCUMBRANCE REMAINING THEREON AT THE SAME TIME OF SALE).

THIS IS IN ADDITION TO THE NORMAL DOCUMENTARY TRANSFER TAX OF \$1.10 PER THOUSAND.

IT IS IMPERATIVE THAT WE IMMEDIATELY FORM THE HABIT OF CHECKING THE CITY ON ALL TRANSFER DOCUMENTS IN ORDER TO IMPLEMENT THIS NEW PROCEDURE ON ALL DOCUMENTS RECORDED JULY 1, 1991 OR SUBSEQUENTLY.

ORDER NUMBER: _____

OWNERS INFORMATION STATEMENT

THE UNDERSIGNED OWNER HEREBY STATES THAT THERE ARE NO UNRECORDED LEASES OR AGREEMENTS AFFECTING THE PROPERTY DESCRIBED IN THE ABOVE REFERENCED PRELIMINARY REPORT AND THAT THERE IS NO ONE IN POSSESSION OR ENTITLED TO POSSESSION OF SAID PROPERTY OTHER THAN THE VESTEE SHOWN IN SAID PRELIMINARY REPORT EXCEPT: *

_____.

THE UNDERSIGNED OWNER STATES THAT TO HIS KNOWLEDGE THERE ARE NO LIENS OR RIGHTS TO LIENS UPON SAID PROPERTY FOR LABOR, SERVICES AND MATERIALS FOR WORK CONTRACTED FOR AND COMPLETED BY AN OWNER, LESSEE, SUB-LESSEE OR TENANT WITHIN THE LAST YEAR OR WHICH IS NOW IN PROGRESS EXCEPT: *

_____.

THIS STATEMENT IS MADE IN CONNECTION WITH THE REQUEST TO CONTINENTAL LAWYERS TITLE COMPANY AND/OR LAWYERS TITLE INSURANCE CORPORATION TO ISSUE ITS POLICY(S) OF TITLE INSURANCE WITH RESPECT TO THE ABOVE-REFERENCED ORDER NUMBER.

*IF NONE, STATE (NONE)

OWNER _____

ADDRESS _____

DATE _____

SIGN AND RETURN

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 1991 - 1992 WHICH ARE A LIEN NOT YET PAYABLE.

B. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR 1990 - 1991

1ST INSTALLMENT: \$1,404,929.31

2ND INSTALLMENT: \$525.752.05

HOMEOWNERS EXEMPTION: \$NONE

LAND: \$12,305,817.00

IMPROVEMENTS: \$36,053.382.00

PERSONAL PROPERTY: \$131,076,637.00

CODE AREA: 309

ASSESSMENT NO: 7351-3-14

C. SUPPLEMENTAL TAX, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, FOR THE FISCAL YEAR 1987 - 1988.

1ST INSTALLMENT: \$871,414.42 PAID

2ND INSTALLMENT: \$503,905.20

ALL DUE AND PAYABLE: "NOW", DELINQUENT, APRIL 10, 1991

PENALTY: \$50,400.52

D. SUPPLEMENTAL TAX, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, FOR THE FISCAL YEAR 1988 - 1989.

1ST INSTALLMENT: \$867,667.91 PAID

2ND INSTALLMENT: \$583,052.32

ALL DUE AND PAYABLE: "NOW", DELINQUENT, APRIL 10, 1991

PENALTY: \$58,315.23

E. SUPPLEMENTAL TAX, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, FOR THE FISCAL YEAR 1989 - 1990.

1ST INSTALLMENT: \$995,943.28 PAID

2ND INSTALLMENT: \$571,919.89

ALL DUE AND PAYABLE: "NOW", DELINQUENT, APRIL 10, 1991

PENALTY: \$57,201.98

F. SUPPLEMENTAL ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE

TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A.

G. SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
 GRANTED TO: GENERAL PETROLEUM CORPORATION OF CALIFORNIA
 PURPOSE: OIL PIPE LINE
 RECORDED: JUNE 9, 1927 AS INSTRUMENT NO. 479 IN BOOK 4802 PAGE 236, OFFICIAL RECORDS

AFFECTS: OVER THE SOUTHERLY 30 FEET

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
 GRANTED TO: HUGHES MITCHELL PROCESSES, INCORPORATED
 PURPOSE: SEWAGE
 RECORDED: JUNE 7, 1938 AS INSTRUMENT NO. 662, IN BOOK 15827 PAGE 169, OFFICIAL RECORDS

AFFECTS: OVER THE STRIP OF LAND DESCRIBED AS FOLLOWS:

A 5 FOOT STRIP OF LAND EXTENDING FROM A LINE PARALLEL WITH AND DISTANT 1100 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF NORMANDIE AVENUE, 66 FEET IN WIDTH, TO THE EASTERLY LINE OF WESTERN AVENUE AND LYING NORTHERLY OF AN ARC CONTIGUOUS TO A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY BOUNDARY OF TRACT NO. 4983 AS PER MAP RECORDED IN BOOK 58 PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
 GRANTED TO: DOMINQUEZ ESTATE COMPANY
 PURPOSE: WATER DISTRIBUTION SYSTEM OF DOMINQUEZ WATER CORPORATION
 RECORDED: DECEMBER 12, 1941 AS INSTRUMENT NO. 757, N BOOK 18922 PAGE 397, OFFICIAL RECORDS

AFFECTS: THE SOUTHERLY 40 FEET OF SAID LAND

4. EASEMENT OVER AND UPON SUCH OF THE PRESENTLY EXISTING RAILROAD FACILITIES ON SAID LAND TO CONNECT THE SPUR TRACT PRESENTLY EXISTING ON ADJACENT LAND COMMONLY KNOWN AS THE "BOHN ALUMINUM TRACT" ALSO AN EASEMENT FOR THE BENEFIT OF SAID BOHN ALUMINUM TRACT TO DISPOSE OF SEWAGE THROUGH THE SEWER SYSTEM PRESENTLY EXISTING IN SAID PARCEL A, ALSO AN EASEMENT TO USE THE PRESENTLY EXISTING ELECTRIC POWER LINE SYSTEMS INSTALLED ON SAID LAND NOW CONNECTED TO AND SERVING SAID BOHN ALUMINUM TRACT, TO THE EXTENT REASONABLY NECESSARY FOR THE SUPPLY OF ELECTRIC POWER REQUIRED BY OPERATIONS FROM TIME TO TIME CONDUCTED ON SAID BOHN ALUMINUM TRACT, TOGETHER WITH THE RIGHT OF NECESSARY INGRESS TO AND EGRESS FROM SAID PARCEL A, FOR THE PURPOSE OF MAINTAINING AND REPAIRING THE CONNECTIONS FROM SAID SYSTEM TO SAID BOHN ALUMINUM TRACT, AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION, A CORPORATION, ACTING BY AND THROUGH WAR ASSETS ADMINISTRATION, IN DEED TO COLUMBIA STEEL COMPANY, A CORPORATION DATED DECEMBER 21, 1948, RECORDED DECEMBER 22, 1948 AS INSTRUMENT NO. 1997 IN BOOK 29335 PAGE 142, OFFICIAL RECORDS.

5. AN EASEMENT UPON, ALONG AND UNDER THE HEREINAFTER DESCRIBED STRIP OF LAND FOR THE PURPOSE OF USING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING AND REPLACING THEREON AND REMOVING THEREFROM, TWO PRESENTLY EXISTING UNDERGROUND PIPE LINES FOR THE TRANSMISSION OF BUTYLENES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID STRIP OF LANDS OVER ADJACENT LANDS OF THE GRANTEE AT ALL REASONABLE TIMES.

 SAID STRIPS OF LAND BEING GENERALLY DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH, THE CENTER LINE OF WHICH BEGINS AT A POINT IN THE EASTERLY LINE OF PARCEL 2 IN MAP FILED APRIL 16, 1942 IN BOOK 52 AT PAGE 47 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT OF BEGINNING BEING SITUATED 5 FEET SOUTHERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF 190TH STREET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF 190TH STREET, NORTH 89° 56' 46" EAST 1206.56 FEET THENCE SOUTH 63° 22' 27" EAST 222.7 FEET; THENCE NORTH 89° 56' 46" EAST, 443.5 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF NORMANDIE AVENUE, SOUTH 0° 07' 40" EAST 1351.8 FEET; THENCE NORTH 89° 57' 20" EAST 5.5 FEET TO THE WESTERLY LINE OF THE PACIFIC ELECTRIC RIGHT OF WAY; AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION, A CORPORATION, ACTING BY AND THROUGH WAR ASSETS ADMINISTRATION, IN THE LAST ABOVE MENTIONED DEED.

6. AN EASEMENT IN, ON AND ALONG THE DRAINAGE DITCH PRESENTLY EXISTING UPON AND ACROSS SAID LAND AND LYING WITHIN THE NORTHERLY 50 FEET THEREOF FOR THE PURPOSE OF DISCHARGING INTO SAID DITCH STORM WATERS WHICH NATURALLY DRAIN THEREIN, AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION, A CORPORATION, ACTING BY AND THROUGH WAR ASSETS ADMINISTRATION IN THE LAST ABOVE MENTIONED DEED.

7. COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR, OR CREED) AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

8. A RIGHT OF WAY AND EASEMENT OVER PORTION OF SAID LAND TO LAY, INSTALL, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE A SINGLE PIPE LINES NOT GREATER THAN 8 INCHES IN DIAMETER OR NOT MORE THAN 2 PIPE LINES EACH NOT GREATER THAN 6 INCHES IN DIAMETER FOR CONVEYING OF HYDROCARBON SUBSTANCE IN LIQUID OR GASEOUS STATE, INCLUDING STYRENE, PROVIDED THAT IF GRANTEE SHALL ELECT TO INSTALL 2 PIPE LINES AS HEREIN PROVIDED, THEY SHALL BE NESTED ONE ABOVE THE OTHER IN, UNDER, ALONG AND ACROSS THAT CERTAIN PIECE OF PROPERTY 3 FEET IN WIDTH SITUATED IN LOS ANGELES COUNTY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

A LINE EXTENDING FROM A LINE PARALLEL WITH AND DISTANT 1100.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF NORMANDIE AVENUE 66.0 FEET IN WIDTH TO THE EASTERLY LINE OF WESTERN AVENUE AND LYING NORTHERLY OF AN CONTIGUOUS TO A LINE PARALLEL WITH AND DISTANT 8.0 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY BOUNDARY OF TRACT NO. 4983, IN THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 58 PAGE 80 OF MAPS, AS GRANTED TO THE DOW CHEMICAL COMPANY, A CORPORATION, IN DEED FROM COLUMBIA STEEL COMPANY, A CORPORATION, RECORDED MARCH 25, 1952 AS INSTRUMENT NO. 3314, IN BOOK 38552 PAGE 294, OFFICIAL RECORDS.

SAID DEED RECITES THAT THIS AGREEMENT AND THE RIGHTS AND PRIVILEGES HEREIN GRANTED SHALL TERMINATE IN THE EVENT GRANTEE SHALL FAIL FOR A PERIOD OF ONE YEAR TO MAINTAIN AND OPERATE SAID PIPE LINE OR LINES.

9. AN UNRECORDED EASEMENT OF RIGHT OF WAY FOR A TELEPHONE LINE ALONG WESTERN AVENUE, AS CONVEYED BY COLUMBIA STEEL COMPANY TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT DATED NOVEMBER 15, 1949 AS DISCLOSED BY DEED FROM UNITED STATES STEEL COMPANY RECORDED DECEMBER 10, 1952 AS INSTRUMENT NO. 1720 IN BOOK 40472 PAGE 23, OFFICIAL RECORDS.

AFFECT PARCEL 1.

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:

LOS ANGELES COUNTY SANITATION DISTRICTS
SEWER PIPE LINES

PURPOSE:

RECORDED:

DECEMBER 16, 1957 AS INSTRUMENT NO. 3752,
IN BOOK 56260 PAGE 290, OFFICIAL RECORDS

AFFECTS:

THE PORTION OF SAID LAND

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE:

RECORDED:

AFFECTS:

CITY OF LOS ANGELES, A MUNICIPAL CORPORATION

CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF A TRAFFIC SIGNAL AND CONTROL SYSTEM

MAY 13, 1958 AS INSTRUMENT NO. 3669, IN BOOK D-98 PAGE 972, OFFICIAL RECORDS

THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED PARCEL

A PARCEL OF LAND IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY CALIFORNIA, IN PART OF RANCHO SAN PEDRO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF 190TH STREET 66 FEET WIDE AND NORMANDIE AVENUE 66 FEET WIDE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY, THENCE ALONG SAID CENTER LINE SOUTH 89° 56' 46" WEST 1185 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 0° 03' 14" EAST 36.00 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS OF SAID COUNTY, THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 30° 54' 35" WEST 58.26 FEET; THENCE SOUTH 89° 56' 46" WEST 70.00 FEET; THENCE NORTH 31° 01' 04" WEST 58.28 FEET TO SAID NORTH LINE; THENCE NORTH 89° 56' 46" EAST FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.115 ACRES MORE OR LESS, AS GRANTED TO THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, BY A DEED RECORDED MAY 13, 1958 AS INSTRUMENT NO. 3669, IN BOOK D-98 PAGE 972, OFFICIAL RECORDS.

SUBJECT TO CERTAIN PROVISIONS AND CONDITIONS AS CONTAINED IN SAID DEED.

12. COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR, OR CREED) AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.
13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE:

RECORDED:

AFFECTS:

STANDARD OIL COMPANY OF CALIFORNIA
UNDERGROUND PIPE LINES

MARCH 21, 1960 AS INSTRUMENT NO. 3902, IN BOOK D-787 PAGE 769, OFFICIAL RECORDS

A STRIP OF LAND FIVE FEET IN WIDTH IN THE RANCHO SAN PEDRO IN LOS ANGELES COUNTY, CALIFORNIA BEING A PORTION OF PARCELS 1 AND 4, AS SHOWN ON MAP FILED APRIL 16, 1942 IN BOOK 52, PAGE 47 OF RECORDS OF SURVEYS, RECORDS OF SAID LOS ANGELES COUNTY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT BEING 5.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID PARCEL 4; THENCE NORTH 89° 56' 46" EAST 1206.56 FEET ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 5.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCELS 4 AND 1; THENCE SOUTH 64° 38' 39" EAST 221.40 FEET; THENCE NORTH 89° 56' 46" EAST 443.90 FEET; MORE OR LESS TO A POINT WHICH IS 6.50 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 6.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 6.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 1358.36 FEET; THENCE NORTH 89° 57' 20" EAST 6.50 FEET TO THE EASTERLY LINE OF SAID LAND.

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:
- PURPOSE: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY
SEWER PIPE LINE
- RECORDED: OCTOBER 5, 1962 AS INSTRUMENT NO. 4494, IN BOOK D-1780 PAGE 570, OFFICIAL RECORDS
- AFFECTS: A FIFTEEN (15) FOOT STRIP OF LAND BEING THE WESTERLY 15 FEET OF THE EASTERLY 35 FEET OF THAT PORTION OF THE RANCHO SAN PEDRO CONVEYED TO COLUMBIA STEEL COMPANY, A CORPORATION, BY QUITCLAIM DEED RECORDED IN BOOK 29335 PAGE 142, OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, SAID PORTION OF THE RANCHO SAN PEDRO BEING DESCRIBED AS PARCEL "A" IN THE AFORESAID DEED, AND ALSO A FIVE FOOT STRIP OF LAND BEING THE WESTERLY 5 FEET OF THE EASTERLY 40 FEET OF THE SOUTHERLY 580 FEET OF SAID PARCEL "A"

15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: SEWER
RECORDED: OCTOBER 5, 1962 AS INSTRUMENT NO. 4495, IN
BOOK D-1780 PAGE 576, OFFICIAL RECORDS
- AFFECTS: PARCEL 1:
- A STRIP OF LAND TEN (10) FEET IN WIDTH LYING NORTHERLY AND ADJACENT TO
THE NORTHERLY BOUNDARY LINE OF TRACT NO. 4983, AS SHOWN ON MAP
RECORDED IN BOOK 58 PAGES 80 TO 85 INCLUSIVE OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY OF LOS ANGELES, EXTENDING FROM A
POINT THAT IS DISTANT WESTERLY 350.00 FEET ALONG THE NORTHERLY
BOUNDARY LINE OF SAID TRACT FROM THE NORTHEASTERLY CORNER OF LOT 15,
BLOCK 70 AS SHOWN ON MAP OF SAID TRACT, TO THE EASTERLY LINE OF
WESTERN AVENUE.
- PARCEL 2:
- A STRIP OF LAND TWENTY (20) FEET IN WIDTH LYING FIFTEEN (15) FEET
WESTERLY AND FIVE (5) FEET EASTERLY OF THE FOLLOWING DISCRIBED LINE.
- BEGINNING AT A POINT THAT IS DISTANT WESTERLY 335.00 FEET ALONG THE
NORTHERLY BOUNDARY LINE OF SAID TRACT NO. 4983 FROM THE NORTHEASTERLY
CORNER OF LOT 15, BLOCK 70 AS SHOWN ON MAP OF SAID TRACT; THENCE NORTH
0° 10' 11" WEST 2480.00 FEET.
16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT
GRANTED TO: HARVEY ALUMINUM (INCORPORATED), A
CALIFORNIA CORPORATION
PURPOSE: RAILROAD SPURS
RECORDED: JUNE 9, 1964 AS INSTRUMENT NO. 4500, IN
BOOK D-2503 PAGE 102, OFFICIAL RECORDS
- AFFECTS: THE PORTION OF SAID LAND STATED THEREIN
17. A COVENANT AND AGREEMENT
EXECUTED BY: NOT SHOWN
IN FAVOR OF: CITY OF LOS ANGELES
RECORDED: SEPTEMBER 12, 1973 AS INSTRUMENT NO. 3286
IN BOOK M-4465 PAGE 819, OFFICIAL RECORDS
- WHICH AMONG OTHER THINGS PROVIDES:
- FOR AN OVER-SIZED BUILDING

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

18. AN EASEMENT AS GRANTED TO CITY OF TORRANCE, A MUNICIPAL CORPORATION, IN DEED RECORDED OCTOBER 21, 1957 IN BOOK 55899 PAGE 350, OFFICIAL RECORDS, FOR A PERIOD NOT TO EXCEED 50 YEARS FROM JUNE 12, 1957 FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAFFIC SIGNAL AND CONTROL SYSTEM, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESTERN AVENUE 100 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 4983, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND THE CENTERLINE OF 203RD STREET, 60 FEET WIDE, AS SHOWN ON MAP RECORDED IN BOOK 58 PAGE 80 OF MAPS, OF SAID TRACT; THENCE NORTH 0° 22' 04" WEST 948.86 FEET ALONG THE CENTERLINE OF SAID WESTERN AVENUE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY, THENCE NORTH 89° 37' 56" EAST 40.00 FEET TO THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS SHOWN ON SAID RECORD OF SURVEY, THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CITY BOUNDARY LINE, NORTH 89° 37' 56" EAST 75.00 FEET; THENCE NORTH 0° 22' 04" WEST 60.00 FEET; THENCE SOUTH 89° 37' 56" WEST 75.00 FEET TO SAID CITY BOUNDARY LINE; THENCE SOUTH 0° 22' 04" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.1 ACRES MORE OR LESS.

THE LOCATION OF THIS EASEMENT BEING MORE PARTICULARLY SET FOR ON A MAP ENTITLED "MASTER SHORE STATION DEVELOPMENT PLAN LOCATION B-6 SHEET 6 OF 9".

19. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSE.

IN FAVOR OF:

HARVEY ALUMINUM (INCORPORATED)

FOR:

SEWER PIPE LINES

RECORDED:

OCTOBER 3, 1962 IN BOO D-1777 PAGE 638, OFFICIAL RECORDS

AFFECTS:

THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 5.00 FEET IN WIDTH, LYING 2.50 FEET MEASURED AT RIGHT ANGLES, ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

12-INCH SEWER PIPELINE, PARCEL NO. 1.

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2 BY DEED RECORDED AUGUST 28, 1959 IN BOOK D-586 PAGE 796, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 0° 02' 12" WEST, 445 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 57' 48" EAST 69.8 FEET, MORE OR LESS, TO THE CENTER OF AN EXISTING SANITARY SEWER MAN-HOLE.

12-INCH SEWER PIPELINE, PARCEL NO. 2.

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, BY DEED RECORDED AUGUST 28, 1959 IN BOOK D-586 PAGE 796, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 0° 02' 12" WEST, 1245 FEET FROM THE SOUTHEAST CORNER THEREON; THENCE NORTH 89° 57' 48" EAST 67.7 FEET MORE OR LESS, TO THE CENTER OF AN EXISTING SANITARY SEWER MAN-HOLE.

4-INCH SEWER PIPELINE, PARCEL NO. 3.

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2, BY DEED RECORDED AUGUST 28, 1959 IN BOOK D-586 PAGE 796, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 0° 02' 12" WEST 46.75 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 75' 48" EAST, 50.64 FEET; THENCE SOUTH 45° 02' 12" EAST, 40.00 FEET MORE OR LESS, TO THE CENTER OF AN EXISTING SANITARY SEWER MAN-HOLE.

20. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:

CITY OF TORRANCE

PURPOSE:

DISCHARGE OF STORM AND SURFACE DRAINAGE WATERS INTO A DRAINAGE DITCH SITUATED THEREON

RECORDED:

OCTOBER 7, 1963 IN BOOK D-2209 PAGE 179, OFFICIAL RECORDS

AFFECTS:

THE DRAINAGE DITCH PRESENTLY EXISTING UPON AND ACROSS PARCEL 1 (REVISED) OF THE PROPERTY KNOWN AS NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, TORRANCE, CALIFORNIA, AS SHOWN ON THE PLAT DESIGNATED AS Y AND D DWG, NO. 826476, SHEET 8, MARKED EXHIBIT "A" HERETO ATTACHED AND HEREBY MADE A PART HEREOF, SAID DRAINAGE DITCH LYING SHOMEWHERE WITHIN A STRIP OF LAND, 50 FEET WIDE, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 1 (REVISED) AND WHICH STRIP IS DELINEATED IN RED ON SAID EXHIBIT "A" WHICH EASEMENT IS FOR THE PURPOSE OF DISCHARGING INTO SAID DITCH, STORM WATERS WHICH NATURALLY DRAIN TO A POINT AT THE INTERSECTION OF WESTERN AVENUE AND 190TH STREET, IN THE CITY OF TORRANCE, CALIFORNIA, AND WHICH STORM WATERS WILL FLOW FROM SUCH POINT AT SAID INTERSECTION THROUGH A PIPELINE CONNECTING WITH A DITCH NOW EXISTING ON THE PROPERTY OF HARVEY ALUMINUM INC., WHICH DITCH CONNECTS WITH THE AFORESAID DITCH ON SAID PARCEL 1 (REVISED)

21. A COVENANT AND AGREEMENT

EXECUTED BY:

MC DONNELL DOUGLAS CORPORATION, A
CORPORATION

IN FAVOR OF:

THE CITY OF LOS ANGELES

RECORDED:

JUNE 26, 1970 IN BOOK M-3518 PAGE 781,
OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

IN CONSIDERATION OF THE ISSUANCE BY THE CITY OF LOS ANGELES, OF A BUILDING PERMIT FOR THE CONSTRUCTION OF AN OVERSIZED BUILDING ON SAID PROPERTY, WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY, PURSUANT TO SECTION 91.0506(K) OF THE LOS ANGELES MUNICIPAL CODE, TO MAINTAIN ON SAID PROPERTY, A YARD OF 60 FEET IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY, AS SHOWN ON THE ATTACHED PLOT PLAN.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT SO LONG AS SAID OVERSIZED BUILDING SHALL REMAIN THEREON OR UNLESS OTHERWISE RELEASED BY AUTHORITY OF THE SUPERINTENDENT OF BUILDING OF THE CITY OF LOS ANGELES

22. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

STANDARD OIL COMPANY OF CALIFORNIA, A
CORPORATION AND STANDARD GASOLINE COMPANY,
A CORPORATION

PURPOSE:

TIME TO TIME TO LAY, CONSTRUCT, REPLACE,
RENEW, REPAIR, MAINTAIN, OPERATE, CHANGE
THE SIZE OF INCREASE THE NUMBER OF AND
REMOVE PIPE LINES AND APPURTENANCE
THEREOF, FOR THE TRANSPORTATION OF OIL,
PETROLEUM GAS, GASOLINE, WATER OR OTHER
SUBSTANCES, WITH THE RIGHT OF INGRESS AND
EGRESS TO AND FROM THE SAME, OVER AND
THROUGH, UNDER OR ALONG THAT CERTAIN
PARCEL OF LAND

RECORDED:

JUNE 12, 1970 AS INSTRUMENT NO. 3128,
OFFICIAL RECORDS

AFFECTS:

A STRIP OF LAND FIVE FEET IN WIDTH IN THE
RANCHO SAN PEDRO IN LOS ANGELES COUNTY,
CALIFORNIA, BEING A PORTION OF PARCEL 1,
AS SHOWN ON MAP FILED APRIL 16, 1942 IN
BOOK 52, PAGE 47 OF RECORD OF SURVEYS
RECORDS OF SAID LOS ANGELES COUNTY, THE
CENTER LINE OF WHICH IS DESCRIBED AS
FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF PARCEL 4, AS SHOWN ON SAID MAP FILED APRIL 16, 1942 SAID POINT BEING 5.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID PARCEL 4; THENCE NORTH 89° 56' 46" EAST 1206.56 FEET ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 5.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCELS 4 AND 1; THENCE SOUTH 64° 38' 39" EAST 25.61 FEET TO THE TRUE POINT OF BEGINNING OF SAID STRIP OF LAND FIVE FEET WIDE, SAID POINT OF BEGINNING BEING DISTANT SOUTHERLY 16.50 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL 1; THENCE EASTERLY 619.61 FEET, MORE OR LESS, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 16.5 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF PARCEL 1 TO A POINT WHICH IS 6.50 FEET WESTERLY MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 6.50 FEET, MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE OF A DISTANCE OF 88.49 FEET, MORE OR LESS, TO THE EASTERLY TERMINUS OF THAT CERTAIN BEARING AND DISTANCE RECITED AS NORTH 89° 56' 46" EAST 443.90 FEET IN THE GRANT OF EASEMENT DATED JANUARY 4, 1960 AND RECORDED IN BOOK D-787 PAGE 769, OF OFFICIAL RECORDS OF SAID COUNTY.

23. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN IN FAVOR OF:

FOR:

RECORDED:

AFFECTS:

CITY OF LOS ANGELES

FUTURE STREET OR HIGHWAY PURPOSES

NOVEMBER 25, 1970 AS INSTRUMENT NO. 2065

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED IN A PORTION OF THE 638.94 ACRE ALLOTMENT TO MARIA DE LOS REYES DOMINQUEZ HAD IN CASE NO. 3284 SUPERIOR COURT OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 50 FEET WIDE, LYING SOUTHERLY OF AND CONTIGUOUS TO A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 190TH STREET, 66 FEET WIDE, AND THE CENTER LINE OF NORMANDIE AVENUE, 66 FEET WIDE, AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 52 PAGE 47 RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER; THENCE WESTERLY ALONG SAID CENTER LINE OF 190TH STREET, 1812.56 FEET.

EXCEPTING THEREFROM THAT PORTION OF SAID RANCHO INCLUDED WITHIN PUBLIC STREET.

ALSO EXCEPTING THEREFROM, THAT PORTION INCLUDED WITHIN THE PACIFIC ELECTRIC RIGHT OF WAY, 50 FEET WIDE, AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION ACTING BY AND THRU WAR ASSETS ADMINISTRATION, DESCRIBED IN DEED TO COLUMBIA STEEL COMPANY, RECORDED DECEMBER 22, 1948 IN BOOK 29335 PAGE 142, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

24. A COVENANT AND AGREEMENT

EXECUTED BY: MCDONNELL DOUGLAS CORPORATION
IN FAVOR OF: CITY OF LOS ANGELES
RECORDED: SEPTEMBER 12, 1973 AS INSTRUMENT NO. 3286

WHICH AMONG OTHER THINGS PROVIDES:

AND IN CONSIDERATION OF THE ISSUANCE BY THE CITY OF LOS ANGELES OF A BUILDING PERMIT FOR THE CONSTRUCTION OF AN OVERSIZED BUILDING ON SAID PROPERTY, WE AGREE TO AND WITH SAID CITY, PURSUANT TO SECTION 91.0506(K) OF THE LOS ANGELES MUNICIPAL CODE, TO MAINTAIN ON SAID PROPERTY, A YARD OF SIXTY FEET IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY, AS SHOWN ON THE PLOT PLAN ATTACHED.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

25. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT AND/OR REMOVE, GUY WIRE AND ANCHOR,
RECORDED: MARCH 19, 1975 AS INSTRUMENT NO. 2734

AFFECTS: A STRIP OF LAND 2 FEET WIDE LYING WITHIN THAT PORTION OF THE RANCHO SAN PEDRO AS CONVEYED TO MCDONNELL DOUGLAS CORPORATION BY INSTRUMENT RECORDED ON APRIL 1, 1970 AS INSTRUMENT NO. 3728, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE EASTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION BY INSTRUMENT RECORDED ON APRIL 1, 1970, AS INSTRUMENT NO. 3728 OF OFFICIAL RECORDS THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION, A DISTANCE OF 548:00 FEET TO A POINT SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION THENCE SOUTHERLY AND PARALLEL WITH THE EAST WITH THE EAST LINE OF THE LANDS CONVEYED TO MCDONNELL DOUGLAS CORPORATION, A DISTANCE OF TWENTY-FIVE FEET.

26. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE:

RECORDED:

AFFECTS:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT, AND/OR REMOVE, STUB POLE, GUY WIRES AND ANCHORS MARCH 19, 1975 AS INSTRUMENT NO. 2735

A STRIP OF LAND 2 FEET WIDE LYING WITHIN THAT PORTION OF THE RANCHO SAN PEDRO, AS CONVEYED TO MCDONNELL DOUGLAS CORPORATION, BY INSTRUMENT RECORDED APRIL 1, 1970 AS INSTRUMENT NO. 3728, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE EASTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION BY INSTRUMENT RECORDED ON APRIL 1, 1970, AS INSTRUMENT NO. 3728 OF OFFICIAL RECORDS, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION BEING ALSO THE WESTERLY LINE OF THE LANDS OF PACIFIC ELECTRIC RAILWAY COMPANY TWENTY-FIVE FEET.

27. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN IN FAVOR OF:

FOR:

RECORDED:

AFFECTS:

CITY OF LOS ANGELES
PUBLIC STREET

DECEMBER 12, 1975 AS INSTRUMENT NO. 2937 THAT PORTION OF THE MARIA DE LOS REYES DOMINQUEZ 638.94 ACRE ALLOTMENT IN THE RANCHO SAN PEDRO, AS PER MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 100 FEET WIDE LYING 50 FEET ON EACH SIDE OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF NORMANDIE AVENUE WITH A LINE PARALLEL WITH AND DISTANT 16 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF 190TH STREET, AS SAID CENTER LINES ARE SHOWN ON MAP FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE WESTERLY ALONG SAID PARALLEL LINE 105 FEET; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1102 FEET, THROUGH A CENTRAL ANGLE OF 3° 35' 42" AN ARC DISTANCE OF 69.14 FEET; THENCE WESTERLY ALONG A LINE TANGENT TO SAID CURVE 186 FEET; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1102 FEET, THROUGH A CENTRAL ANGLE OF 3° 35' 42" AN ARC DISTANCE OF 69.14 FEET TO A POINT OF TANGENCY IN SAID CENTER LINE OF 190TH STREET.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND 50 FEET WIDE, SHOWN AS PACIFIC ELECTRIC RAILROAD RIGHT OF WAY ON SAID RECORD OF SURVEY MAP.

ALSO EXCEPTING THEREFROM THAT PORTION WITHIN PUBLIC STREET.

SAID EASEMENT WAS ACCEPTED BY A RESOLUTION

EXECUTED BY:

MCDONNELL DOUGLAS CORPORATION, A
CORPORATION

RECORDED:

DECEMBER 12, 1975 AS INSTRUMENT NO. 2937

28. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:

MCDONNELL DOUGLAS CORPORATION

PURPOSE:

TRAFFIC CONTROL DEVICES

RECORDED:

AUGUST 6, 1981 AS INSTRUMENT NO.
81-789314, OFFICIAL RECORDS

AFFECTS:

THAT PORTION OF THE 639.07 ACRE PARCEL ALLOTTED TO GUADALUPE M. DOMINQUEZ IN THE PARTITION OF THE RANCHO SAN PEDRO AS PER DECREE HAD IN CASE NO. 3284 OF THE SUPERIOR COURT IN AND FOR THE STATE OF CALIFORNIA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF WESTERN AVENUE 100 FEET WIDE WITH THE CENTERLINE OF 223RD STREET 60 FEET WIDE AS SHOWN ON THE MAP OF TRACT NO. 4983 RECORDED IN BOOK 58 PAGES 80 THROUGH 85 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY THENCE NORTH 0° 22' 04" WEST, 977.16 FEET ALONG THE CENTERLINE OF SAID WESTERN AVENUE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID COUNTY TO THE CENTERLINE INTERSECTION OF A PRIVATE DRIVEWAY; THENCE NORTH 89° 37' 56" EAST, 121 FEET ALONG THE CENTERLINE OF SAID PRIVATE DRIVEWAY TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 22' 04" EAST, 53 FEET; THENCE SOUTH 89° 37' 56" WEST 40 FEET; THENCE SOUTH 44° 37' 56" WEST, 23.84 FEET TO THE EASTERLY LINE OF WESTERN AVENUE 100 FEET WIDE; THENCE NORTH 0° 22' 04" WEST 144 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 45° 22' 04" EAST, 38.18 FEET; THENCE NORTH 89° 37' 56" EAST, 44 FEET; THENCE SOUTH 0° 22' 04" EAST, 33 FEET TO THE TRUE POINT OF BEGINNING.

29. A COVENANT AND AGREEMENT

EXECUTED BY:

MCDONNALL DOUGLAS CORPORATION

IN FAVOR OF:

CITY OF LOS ANGELES

RECORDED:

MARCH 31, 1986 AS INSTRUMENT NO.

86-396577, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

THE REQUIRED ONE-HOUR CORRIDOR CONSTRUCTION BE WAIVED FOR THE PATHS OF EXITING FROM A PROPOSED 54' X 114' LUNCH ROOM, TO BE CONSTRUCTED WITHIN A EXISTING ONE-STORY AIRCRAFT PARTS MANUFACTURING BUILDING AND #2, ALLOW THE MAXIMUM DISTANCE OF TRAVEL TO EXTERIOR EXIT DOORS FROM THE PROPOSED LUNCH ROOM FACILITY TO BE UP TO APPROXIMATELY 253' IN LENGTH, IN LIEU OF THE MAXIMUM ALLOWED 200' ON SAID PROPERTY WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY THAT THE LUNCHROOM WILL BE USED BY EMPLOYEES ONLY AND 24-HOUR SECURITY PERSONNEL WILL BE PROVIDED IN THE BUILDING.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

30. A COVENANT AND AGREEMENT

EXECUTED BY:

MCDONNELL DOUGLAS CORPORATION

IN FAVOR OF:

CITY OF LOS ANGELES

RECORDED:

DECEMBER 19, 1986 AS INSTRUMENT NO.

86-1773237, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

A BUILDING PERMIT FOR THE CONSTRUCTION OF AN OVERSIZED BUILDING ON SAID PROPERTY, WE THE OWNERS DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY, PURSUANT TO SECTION 91.0506(K) OF THE LOS ANGELES MUNICIPAL CODE, TO MAINTAIN ON SAID PROPERTY, A YARD OF 50 FEET IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY, AS SHOWN ON THE ATTACHED PLOT PLAN.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

31. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

NOTE: THE ABOVE ITEM WILL ONLY BE SHOWN IN A.L.T.A. POLICIES TO BE ISSUED.

32. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, AS DISCLOSED BY INSPECTION, AND INVESTIGATION.

THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.

33. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

AN INSPECTION OF SAID LAND HAS BEEN ORDERED; UPON ITS COMPLETION WE WILL ADVISE YOU OF OUR FINDINGS.

END OF SCHEDULE B
July 29, 1991

AB 512 FUNDING NOTIFICATION

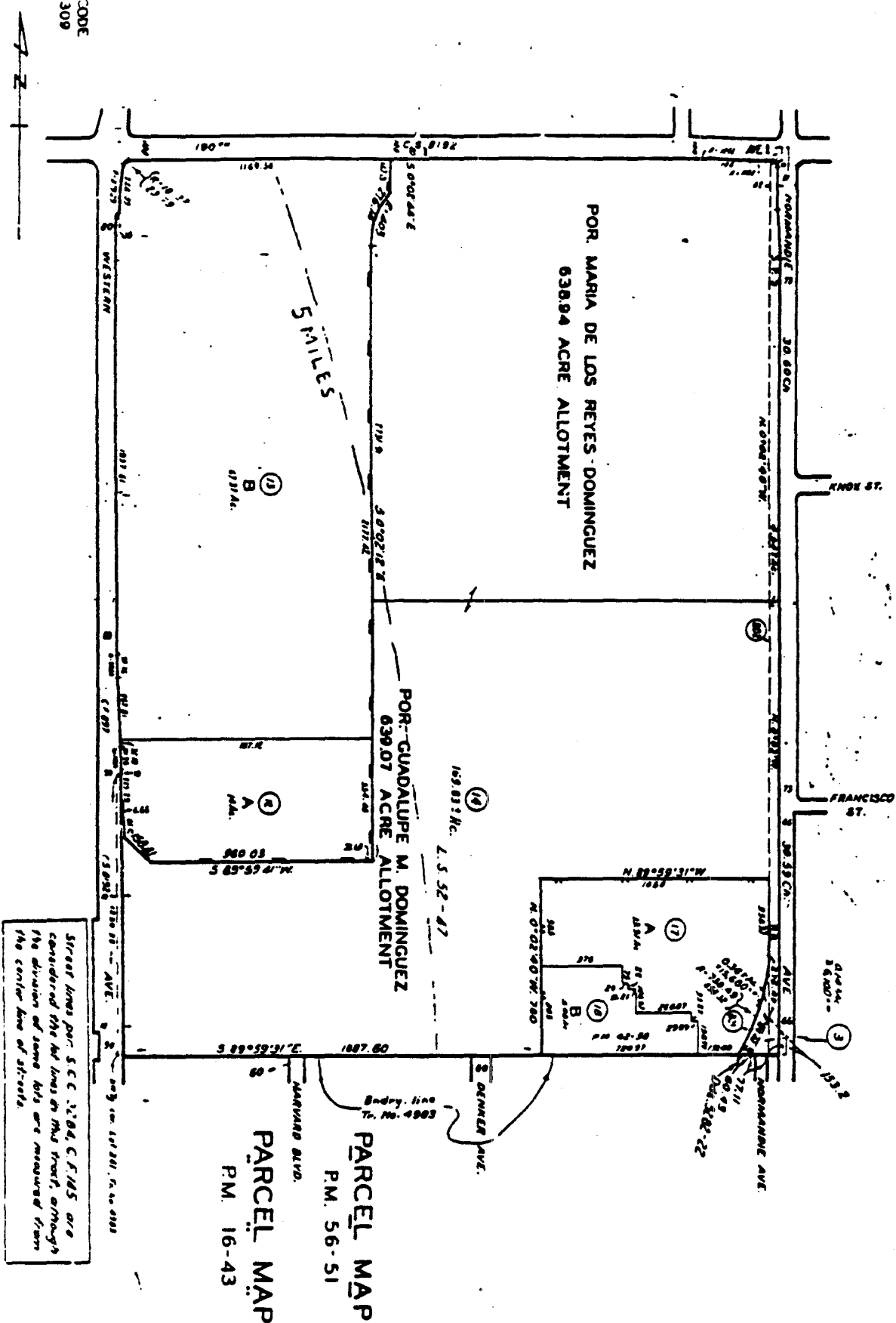
NOTICE:

INSURANCE CODE SECTION 12413.1 (AB 512, CHAPTER 598 OF THE LAWS OF 1989) PROHIBITS THE DISBURSEMENT OF FUNDS (AND HENCE, THE CLOSING OF TRANSACTIONS CONTINGENT ON CONCURRENT DISBURSEMENTS) UNLESS SUCH FUNDS ARE AVAILABLE FOR COLLECTION IN ACCORDANCE WITH THE SCHEDULE SET FORTH THEREIN, CUSTOMERS ARE STRONGLY ADVISED TO FAMILIARIZE THEMSELVES WITH THE AVAILABILITY SCHEDULE AND TO NOTE, IN PARTICULAR, THAT ONLY DEPOSITS MADE TO THE COMPANY'S ACCOUNTS BY CASH AND WIRE TRANSFER ENJOY SAME-DAY AVAILABILITY. RECORDINGS MAY NEVERTHELESS TAKE PLACE DESPITE A SHORTAGE IN AVAILABLE FUNDS IF THE PARTIES TO THE TRANSACTION HAVE PROVIDED WRITTEN CONSENT TO DELAYED DISBURSEMENT. THE CONSENT FORM REQUIRED BY THE COMPANY IS AVAILABLE UPON REQUEST FROM YOUR TITLE OFFICER OR SALES REPRESENTATIVE.

FOR YOUR INFORMATION OUR WIRING INSTRUCTIONS ARE AS FOLLOWS:

**GUARDIAN BANK
800 S. FIGUEROA ST.
LOS ANGELES, CA 90017**

**ACCT #001 721321-40 ABA 122040427
REF: CONTINENTAL LAWYERS TITLE
ORDER NUMBER:**



PART OF THE
RANCHO SAN PEDRO
WHICH WAS ALLOTTED TO MANUEL DOMINGUEZ

S.C.C. 3284

C.F. 145

THIS IS NEITHER A PLAT NOR A SURVEY IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE HEREON.

LEGAL DESCRIPTION

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT 4983, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 80 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, AS DESCRIBED IN THAT CERTAIN DEED TO THE UNITED STATES OF AMERICA, RECORDED AS DOCUMENT 1720 IN BOOK 40472 PAGE 23 OF OFFICIAL RECORDS, OF SAID LOS ANGELES COUNTY; THENCE WESTERLY ALONG THE LINE DESCRIBED IN PARCEL "A" OF SAID DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS 1050 FEET; THENCE SOUTH 0° 02' 40" EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 780 FEET; THENCE NORTH 89° 59' 31" WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1887.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY FILED IN BOOK 52 PAGE 47 RECORDS OF SURVEY OF SAID LOS ANGELES COUNTY; THENCE NORTH 0° 22' 04" WEST 1230.35 FEET ALONG SAID EASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL NO. 1 OF THE QUITCLAIM DEED OF HARVEY ALUMINUM, INC., IN BOOK D-586 PAGE 796, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, HAVING A BEARING OF SOUTH 89° 37' 56" WEST, AND A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 37' 56" EAST, 10.00 FEET; THENCE CONTINUING ALONG THE LINE DESCRIBED IN PARCEL NO. 1 OF SAID DEED RECORDED IN BOOK D-586 PAGE 796 OF SAID OFFICIAL RECORDS SOUTH 0° 22' 04" EAST 172.51 FEET; THENCE NORTH 89° 37' 56" EAST 6.55 FEET; THENCE SOUTH 0° 22' 04" EAST 84.12 FEET; THENCE SOUTH 45° 11' 14" EAST 158.41 FEET; THENCE NORTH 89° 59' 41" EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED IN BOOK D-586 PAGE 796; THENCE NORTH 89° 58' 11" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, 33.60 FEET; THENCE ALONG THE EASTERLY LINE OF SAID

PARCEL NO. 2 NORTH 0° 02' 12" WEST 2731.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 403.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 15' 34" A DISTANCE OF 276.14 FEET TO A POINT, A RADIAL THROUGH SAID POINT BEARS NORTH 50° 56' 38" WEST, THENCE LEAVING SAID CURVE NORTH 0° 02' 44" WEST 161.13 FEET

ORDER NO. 4085055-39

TO A POINT IN THE SOUTHERLY LINE OF 190TH STREET 66 FEET WIDE, AS SHOWN IN BOOK 52 PAGE 47 RECORD OF SURVEY OF SAID LOS ANGELES COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL NO. 2 OF SAID QUITCLAIM DEED RECORDED IN BOOK D-586 PAGE 796; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET NORTH 89° 56' 46" EAST 1729.56 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FIRST-MENTIONED 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID WESTERLY LINE OF SAID 50-FOOT RIGHT-OF-WAY SOUTH 0° 02' 40" EAST 3232.35 FEET TO THE POINT OF BEGINNING.

ITEM SUMMARY

SUMMARY OF ITEM NUMBERS AND RECORDED DOCUMENTS

Item No. 1	Inst. No. 479	June 9, 1927
Item No. 2	Inst. No. 662	June 7, 1938
Item No. 3	Inst. No. 757	December 12, 1941
Item Nos. 4, 5 ,6, 16, & 19	Inst. No. 1997 Inst. No. 4500 Bk. D-1777, Pg 638	December 21, 1948 June 9, 1964 October 3, 1962
Item No. 8	Inst. 3314	March 25, 1952
Item No. 9	Inst. 1720	December 10, 1952
Item Nos. 10, 14, & 15	Inst. No. 3752 Inst. No. 4494 Inst. No. 4495	December 16, 1957 October 5, 1962 October 5, 1962
Item No. 11	Inst. No. 3669	May 13, 1958
Item Nos. 13 & 22	Inst. No. 3902 Inst. No. 3128	March 21, 1960 June 12, 1970
Item Nos. 17, 21, & 30	Inst. No. 3286 Bk. M-3518, Pg. 781 Inst. 86-1773227	September 12, 1973 June 26, 1970 December 19, 1986

Item Nos. 18 & 28	Bk. 55899, Pg. 350 Inst. 81-789314	October 21, 1957 August 6, 1981
Item No. 20	Bk. D-2209, Pg. 170	October 7, 1963
Item Nos. 23 & 27	Inst. No. 2065 Inst. No. 2937	November 25, 1970 December 12, 1975
Item Nos. 25 & 26	Inst. No. 2734 Inst. No. 3728	March 19, 1975 April 1, 1970

11902.01
(683)

ITEM NO. 1 - GENERAL PETROLEUM CORPORATION OF CALIFORNIA
(now known as Mobil Oil Corporation)

30-foot pipeline easement adjacent to southerly
property line

Plans provided by Ken Robinson of Mobil Oil Corporations's West Coast Pipeline's Department shows approximately 12 pipelines within this 30-foot easement; seven of which belong to Mobil and are "very important" to it's operations.

This 30-foot easement appears to be very congested with various oil, gas, sewer, and water lines. The chances of relocating or abandoning these lines are very slim.

Any future development should be designed around this easement.

Contact:

Mobil Oil Corporation
West Coast Pipe Lines
Ken Robinson, Right of Way and Claims Dept.
3020 Old Ranch Parkway, Suite 200
Seal Beach, CA 90740
(310) 493-7228



THE KEITH COMPANIES

11902.01
(683)

April 2, 1992

Mobil Oil Company
P.O. Box 9989
Bakersfield, CA 93389

Attention: Lyle Coe

Re: Request for verification of existing easement

Dear Mr. Coe:

The purpose of this letter is to request the status of the existing easement as shown on the enclosed encumbrance map. Item No. 1 grants General Petroleum Corp. the right of way and easement for oil pipe line purposes.

We are in the process of preparing a status report of all encumbrances on subject property. Is this easement, which is dated May, 1927, currently in use? If not in use, would Mobile relinquish it's rights?

Enclosed is a blueline print of the Encumbrance Map, a copy of the recorded document delineating rights to General Petroleum Corp., and a photocopy of the appropriate Thomas Bros guide.

Should you have any questions regarding this request, please do not hesitate to contact either Jim Steines, Project Surveyor, at (714)641-2743 or myself at (714)641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan
Research Coordinator

Enc.

▼
Planning
Engineering
Environmental
Services
Landscape
Architecture
Land
Surveying
Public Works
Water Resources



THE
KEITH
COMPANIES

- Planning
- Civil
- Engineering
- Landscape
- Architecture
- Land Surveying
- Construction
- Management

REPORT OF CONVERSATION

With: Lyle Coe

Company: Mobile Oil - Bakersfield

☒ telephone call

☐ meeting

☐ visit (voice mail)

Date: 4-6-92

Time: 1:45

Phone No.: (805) 665-3776

He Called replied

Visited _____

Subjects discussed: Existing Gen. Petro. oil pipeline esmd.
on McDonald-Douglas site.

Remarks/Actions: The pipeline belongs to Mobile West Coast
Pipeline and it is an active line. Mr. Coe
has sent my letter and data to West Coast
attention Terry Thomas (310) 493-7229.

Mr. Thomas will receive TKC's packet in
the next few days to review and contact TKC.

jae

Mobil Oil Corporation

WEST COAST PIPE LINES

3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CALIFORNIA 90740-2751

April 15, 1992

Joan Duncan
THE KEITH COMPANIES
2995 Red Hill Ave.
Costa Mesa, CA 92626

RE: VERIFICATION OF EXISTING
PIPELINE EASEMENTS
OUR FILE: MD 1064,RW 4832

Dear Joan:

This is written in reply to your letter dated April 2, 1992, pertaining to the above referenced subject matter.

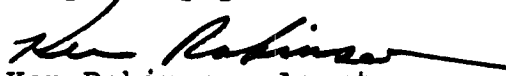
In this regard, please be advised that Mobil Oil Corporation's West Coast Pipe Lines Department maintains a 30 foot pipeline easement in the area of your inquiry. Enclosed are Mobil Drawing Nos. 4-A-1522 thru 1526 which depict the horizontal location of the various pipelines located in said easement.

There are approximately 12 pipelines in this 30 ft. easement, seven of which belongs to Mobil and are very important to our pipeline operations. The others are owned by the following Companies:

1. Douglas Oil
2. Shell Oil
3. ARCO Oil
4. G.P. Telephone
5. Dow Chemical

Should you have any questions, please call me at (310) 493-7228.

Very truly yours


Ken Robinson, Agent
Right of Way and Claims Dept.

enclosures



THE
KEITH
COMPANIES

- Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

REPORT OF CONVERSATION

With: Terry James

Company: West Coast Pipelines - Seal Beach

☒ telephone call
voice mail

☐ meeting

☐ visit

Date: 4-20-92

Time: 8:35

Phone No.: ~~8128~~ (310) 493-7299

☒ He/ Called

Visited

Subjects discussed: Existing Mobil Pipeline within
McDonnell-Douglas Site.

Remarks/Actions: James submitted TKC's request for info to the appropriate individual who is Ken Robinson. He is responding to TKC's request in writing. The results of which will include info on Mobil's existing 30' easement that contain 2 or 3 active lines and that Mobil will not abandon or release easement.

[Signature]

R = 574.71'
T = 25.05'
L = 50'

SAN

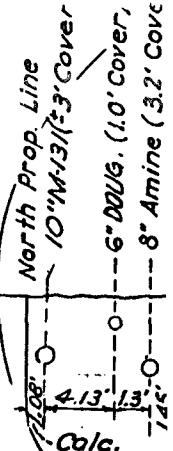
LOS ANGELES

P-1 119-120-121
U.S. GOVERNMENT

90+26.95 E.C.

28+00.82

28+60
MATCH LINE



BOE-C6-0102708

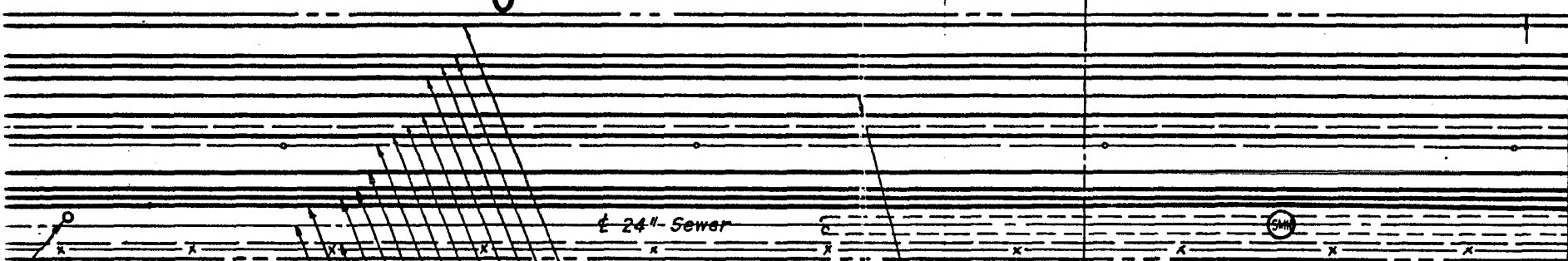
A.T. & S.F.

89+58.21 E.C.

RWY.

R/W

10" Trunk Sewer (Vitrified Clay Pipe)



CITY TRACT

NO. 4983

M.B. 58-80-85

"THIS INFORMATION IS NOT TO BE USED FOR STATIONING FROM EAST OR WEST TO ANY LINES RESULTING FROM THIS INFORMATION"

	Reloc. M-44, F.B. M-44, Pg. 27	12-16-61 DLS
Dominguez Water Corp. Lateral to Mayfair Creamery	Added Line M-131 F.B. M-131 p. 21	5-8-57 RES.
Record of Survey. Tract No. 6223.	Revised Ties M-42 Line F.B. 42, P. 3	5-1-56 J.A.M.
A.T. & S.F. Rwy. Map.	Added Sewer Line & Revised Ownerships	4-27-56 J.A.M.
Pages 96, 108-110.	Added 10" Waste Water Line F.B. 102, Pg. 273	4/18/56 DLS

MOBIL WEST COAST PIPE LINES
G.P. 30' RIGHT OF WAY
SE. COR. TORRANCE TANK FARM
TO NORMANDIE AVE

ITEM NO. 2

ITEM NO. 2 HUGHES MITCHELL PROCESSES, INCORPORATED

5-foot sewer easement; 30 feet northerly of
southerly property line

The Keith Companies cannot find an address or telephone number for Hughes Mitchell Processes. A check with the Secretary of State indicated that the corporate status of Hughes Mitchell Processes, Incorporated was forfeited by order of the Franchise Tax Board in 1945.

Plans obtained from the City of Los Angeles and Mobil Oil show a 10' V.C.P. trunk sewer line in the location of this easement. The City of Los Angeles plans also show that this 10' truck line was abandoned and relocated to the south in a Los Angeles County Sanitation District Easement. (See Item No. 15).

Since Hughes Mitchell Processes, Incorporated no longer exists, it will be impossible to obtain a quitclaim for this easement. It might be possible to convince the title company to eliminate this item based on the information discussed above, if validation of the non-use or lack of a pipeline is performed.

4-17-92

Esmt #2 Hughes-Mitchell (310-568-7200)

called Hughes Aircraft (El Segundo) could
esmt possibly be their?

Jacqueline (310) ^{real estate} 568-7217 will inquire
as to whether or not Hughes Tools could have been
part of the H-M corporation.

She will call back next week -

4-21-92 Jackie called - she asked "old timers" who
had worked for Hughes Tools and no one could
remember Hughes-Mitchell ever being apart of
Howard Hughes companies. However Hughes owned
many companies not known to employees.

No tele. listing for Hughes-Mitchell Process, Inc.



THE KEITH COMPANIES

11902.01
(683)

May 6, 1992

Secretary of State
Corporate Status
1230 "J" Street
Sacramento, CA 95814

Re: Status of Corporation

To Whom It May Concern:

Enclosed is a check in amount of \$4.00 to obtain the corporate status of **HUGHES MITCHELL PROCESS(ES) INCORPORATED**. Please send said status to the following:

The Keith Companies
c/o Joan Duncan
P.O. Box 25127
Santa Ana, CA 92799

Sincerely yours,

Joan Duncan

Joan Duncan
Research Coordinator

Enc.



Planning

Engineering

Environmental
Services

Landscape
Architecture

Land
Surveying

Public Works

Water Resources

05/12/92 SSCPS34

STATUS INQUIRY

PAGE 1

13:55:54

CP01S1A3

NAME HUGHES-MITCHELL PROCESSES, INCORPORATED

CORP NO A0159147

INC. DATE 07/13/1934
CLASS

STATUS FTB FRFT

01/04/1945

NO OF PAGES 00

ST/CTRY WYOMING

STMT/OFFICERS

LAST COMPLETE

DATE

NO

COMPL/NO

DATE

NO

OFFICERS CERT

EXEMPTION CODE

DATE

NO

A/P

PRINCIPAL EXECUTIVE ADDR

CITY/ST/CNTRY

ZIP

CALIFORNIA ADDRESS

CITY

CA

MAILING ADDRESS

CITY/ST/CNTRY

ZIP

PRES

NAME

ADDRESS

CITY/ST/CNTRY

ZIP

AGENT

NAME

ADDRESS

CITY

CA

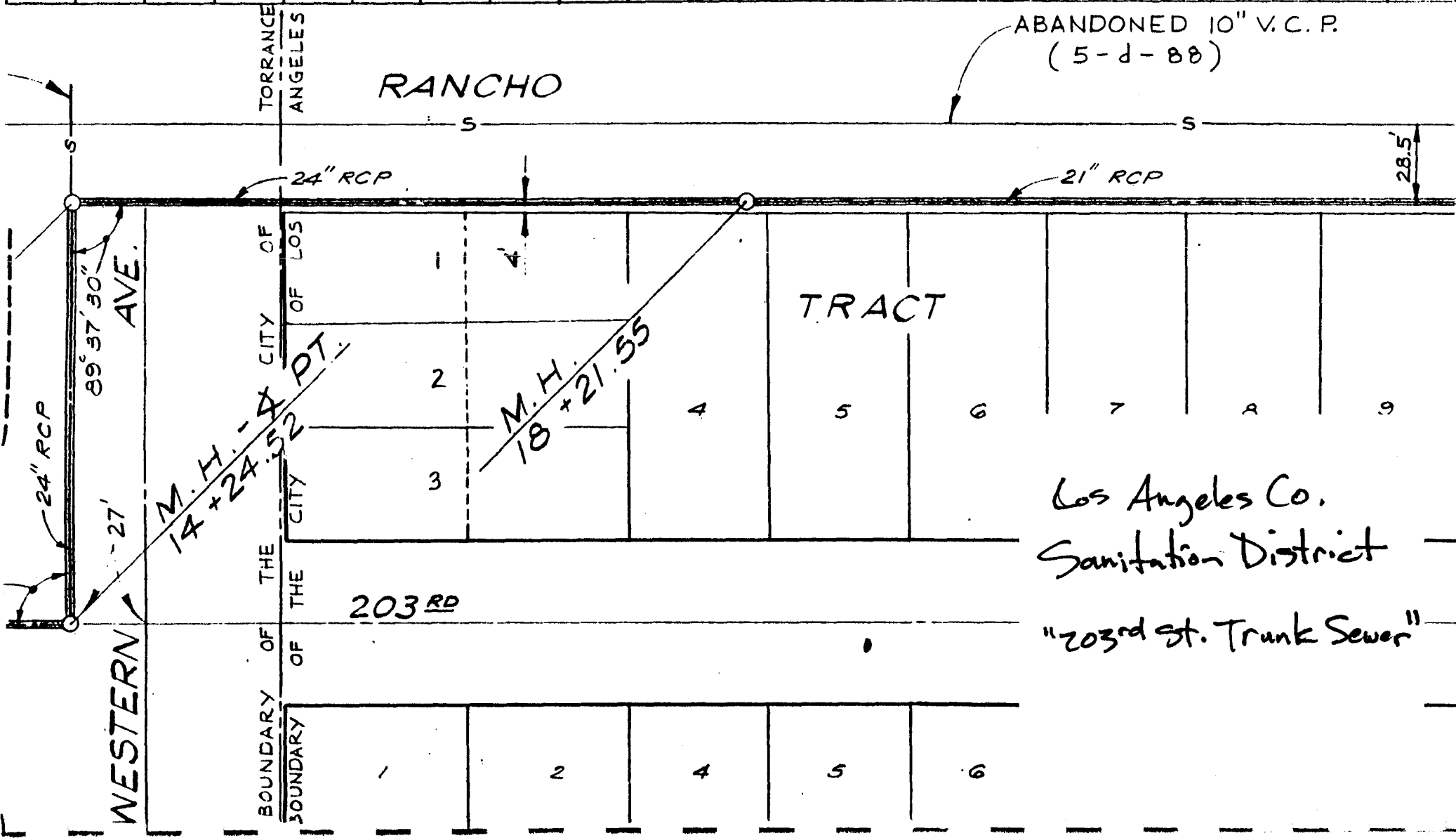
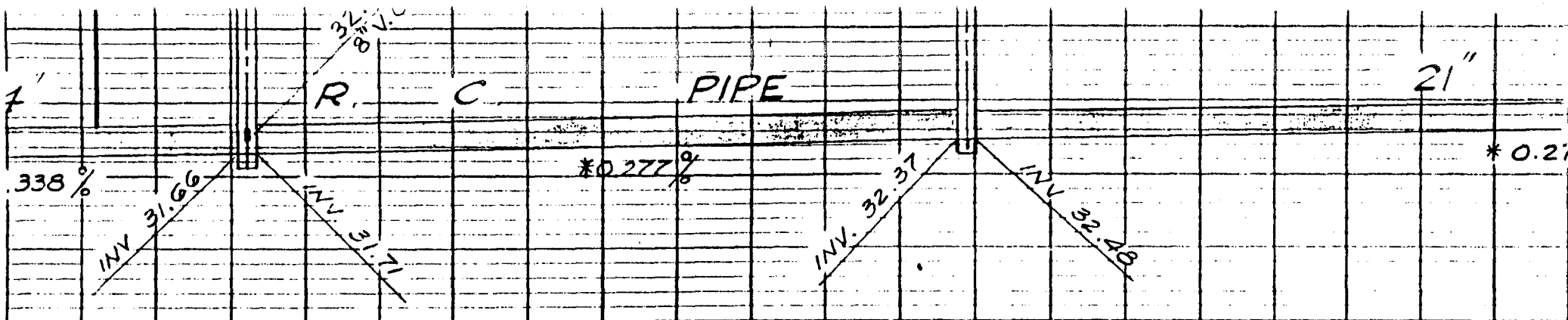
TYPE OF BUSINESS

ENTR=CONTINUE

PF2=HISTORY

PF3=BACK TO WORKSCREEN

PF10=MAIN MENU



Los Angeles Co.
 Sanitation District
 "203rd St. Trunk Sewer"

ITEM NO. 3

ITEM NO. 3 - DOMINGUEZ WATER CORPORATION

40-foot water line easement adjacent to
southerly property line

Plans obtained from the Engineering Department of Dominguez Water Corporation shows a 20" water line 32.5 feet northerly of the southerly property line.

It appears that Dominguez Water Corporation will be using their 40-foot easement. Frank Forsberg of Dominguez Water Corp. indicated they were planning to replace the 20" water line in the future, and since the southerly 30-foot at this 40-foot easement is cluttered with Mobil Oil lines, etc., Dominguez would definitely need the remaining 10-feet.

Any future development should be designed around this easement.

Contact:

Dominguez Water Corporation
21718 South Alameda
Long Beach, CA 90810
Frank Forsberg
(213)775-2301

DISTRIBUTION:

☐

ROUTE

☐

FAX

☐

MAIL

☐

FILE



THE KEITH COMPANIES

2995 Red Hill Avenue, Costa Mesa, California 92626 (714) 540-0800 FAX (714) 668-7189

LOG NUMBER:

DATE:

4-7-92

TKC JOB FILE:

1190201-430

REFERENCE: PROJECT / FACILITY:

McDonnell Douglas - CA

REPORT OF: ☒ CONVERSATION ☐ MEETING

AUTHOR OF THIS REPORT:

Jim S

OF TKC.

SIGNATURE:

Jim Stennis

PARTICIPANTS / COMPANY:

Frank Forsberg / Dom. Water

SUBJECT:

Status of Easement Rights

ACTION IS:

☒

REQUIRED

☐

NOT-REQUIRED

NOTES:

1) Can obtain copies of Engr. Plans for Sewer & Water lines by stopping by their office. See Engr. Dept.

2) 5' Sewer Easement reserved by deed (sent him copy); he also has a 20" water line not shown in title report? Said they (Dom. Water) had manholes from before the war; have quit claimed some at n'ly end of site, still retain 5'ly esmts.

3) Title Co. should be able to find these (Title Ins. in Trust Co.) (old title co. Dom. used)

COPIES TO:

Joan D

OF:

TKC

OF:

OF:

OF:

BOXED

INFORMATION WILL BE LOGGED INTO THE REPORT OF CONVERSATION/MEETING SUMMARY SHEETS

4) asked if we could get esmt doc's from Dom. Records. Suggested getting title Co. involved, otherwise every developer wants to -- the 11' -- 11'

D01-292

BOE-C6-0102717



THE KEITH COMPANIES

11902.01
(683)

April 2, 1992

Dominquez Water Corporation
21718 South Alameda
Long Beach, CA 90810

Attention: John Forth, Construction Manager

Re: Request for verification of existing easement

Dear Mr. Forth:

The purpose of this letter is to request the status of the existing easement as shown on the enclosed encumbrance map. Item No. 3 grants Dominquez Estate Corporation, the right of way and easement for water line purposes.

We are in the process of preparing a status report of all encumbrances on subject property. Is this easement, which is dated June 1938, currently in use? If not in use, would the Water District relinquish it's rights?

Enclosed is a blueline print of the Encumbrance Map, a copy of the recorded document delineating rights to Dominquez Estate Corporation/Dominquez Water Corp., and a photocopy of the appropriate Thomas Bros guide.

Should you have any questions regarding this request, please do not hesitate to contact either Jim Steines, Project Surveyor, at (714)641-2743 or myself at (714)641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.

Planning

Engineering

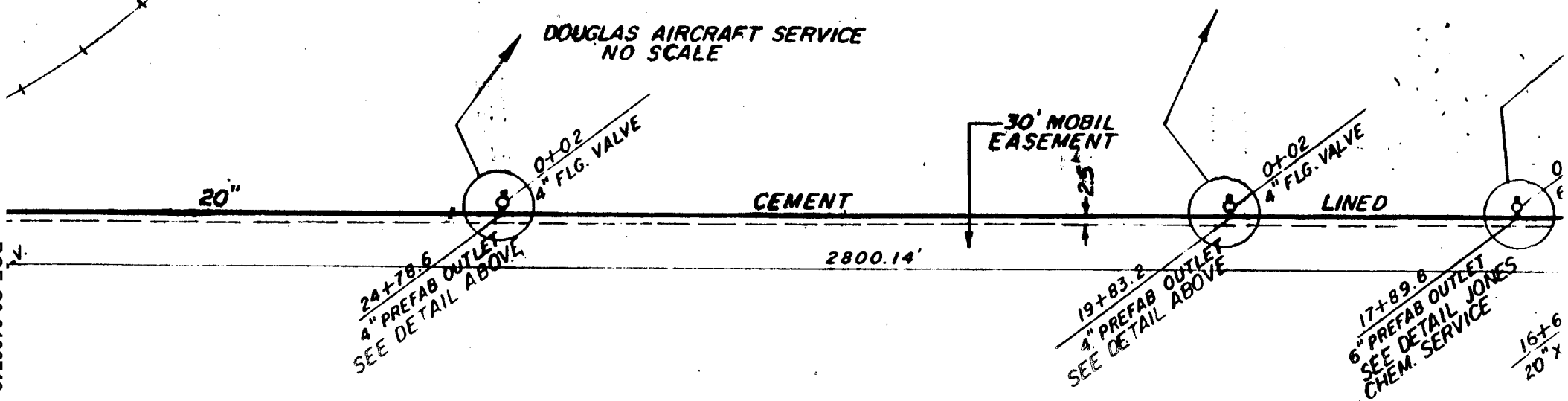
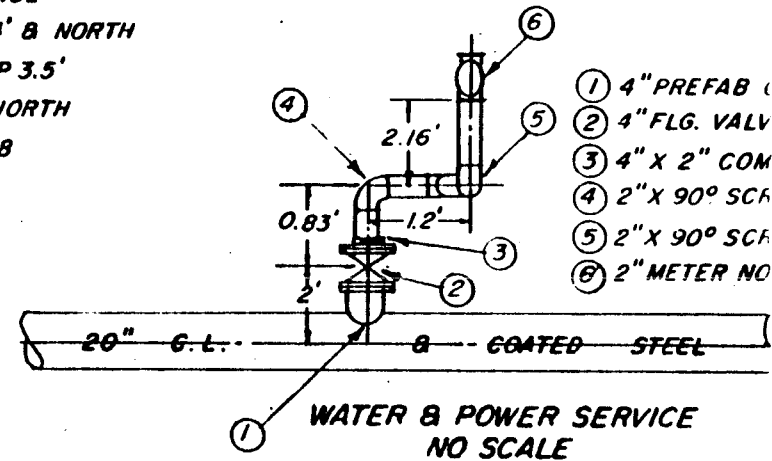
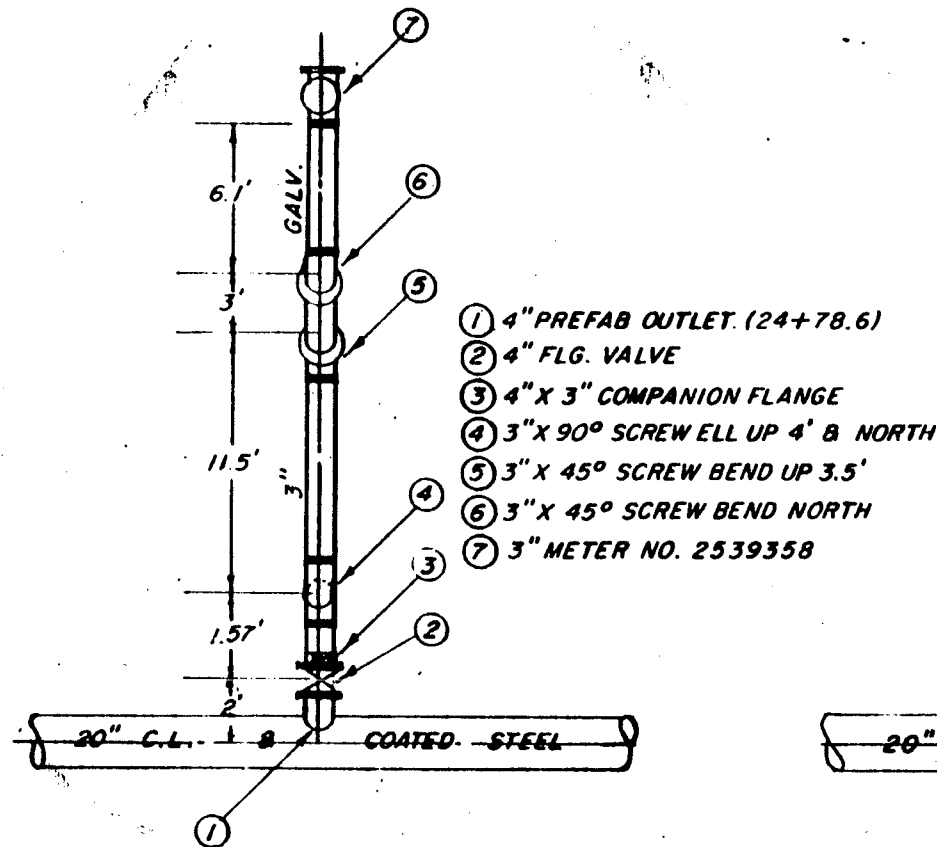
Environmental
Services

Landscape
Architecture

Land
Surveying

Public Works

Water Resources



4, 5, 6, 16, & 19

ITEM NOS. 4, 5, 6, 16 and 19 - ADJACENT OWNERS

DANAT INVESTMENT CO.

INTERNATIONAL LIGHT METAL CORPORATION

- Item No. 4 - Existing railroad, sewer and electrical power line.
- Item No. 5 - Existing underground pipeline.
- Item No. 6 - Existing storm water ditch.
- Item No. 16 - Railroad spurs.
- Item No. 19 - Sewer easement.

DANAT INVESTMENT CO.:

Telephone discussions with Mr. Robert Schafer (legal counsel for Danat Industries) have indicated that this easement holder (Danat Industries) does not seem readily prepared to give up anything that it currently holds.

INTERNATIONAL LIGHT METALS:

Telephone conversations with Mr. John Peterson, Chief Counsel for Martin-Murietta reveals the rights once sold to International Light Metals is once again under the owners of Martin-Murietta. The railway spur is active and remain such whenever Martin-Murietta closes it's facility.

Any future development should consider these easements. Property owner may want to enter into negotiations with Danat Investment, as well as with Martin-Murietta, regarding relocation and/or quitclaim of easements.

Contacts:

Danat Investment Co.
Mr. John Crowley, President
20000 South Western Avenue
Torrance, CA 90501
(310) 278-8500

Danat Investment Co.
Robert Schafer, Legal Counsel
(310) 476-9955

International Light Metal Corporation
Mr. Jose Bou, President
19200 South Western Avenue
Torrance, CA 90501
(310) 618-3000

Martin-Murietta
Mr. John Peterson, Chief Counsel
(310) 618-3211



THE KEITH COMPANIES

11902.01
(683)

April 13, 1992

Mr. John Crowley, President
Danat Investment Co.
20000 South Western Avenue
Torrance, CA 90501

RE: Existing Easements, McDonnell-Douglas Site
City of Los Angeles

Dear Mr. Crowley:

The purpose of this letter is to request information regarding the status of easements originally granted to Harvey Aluminum Inc. (aka Martin Marietta Aluminum Inc) for Parcel "A" of Parcel Map L.A. No. 2894 - 20000 South Western Avenue.

The current title report for the McDonnell-Douglas site in the City of Los Angeles states Harvey Aluminum is the easement holder for several easements. What is the current status of these easements? Are the railroad spurs currently use by your company? Did these easements pass to Danat Investment from Martin Marietta Aluminum in December 1974?

I am enclosing for your use and reference an Encumbrance Map delineating reference easements, copies of easement documents, and a copy of the Grant Deed.

Should you need additional information, please do not hesitate to telephone either Mr. Jim Steines, Project Surveyor (714) 641-2743 or myself (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan
Research Coordinator

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Water Resources



THE KEITH COMPANIES

11902.01
(683)

April 13, 1992

Mr. Jose Bou, President
International Light Metals Corporation
19200 South Western Avenue
Torrance, CA 90501

RE: Existing Easements, McDonnell-Douglas Site
City of Los Angeles

Dear Mr. Bou:

The purpose of this letter is to request information regarding the status of easements originally granted to Harvey Aluminum Inc. (aka Martin Marietta Aluminum Inc) for Parcel "B" of Parcel Map L.A. No. 2894 - 19200 South Western Avenue.

The current title report for the McDonnell-Douglas site in the City of Los Angeles states Harvey Aluminum is the easement holder for several easements. What is the current status of these easements? Are the railroad spurs currently use by your company? Did these easements pass to International Light Metals Corporation from Martin Marietta Aluminum in October 1984?

I am enclosing for your use and reference an Encumbrance Map delineating reference easements, copies of easement documents, and a copy of the Grant Deed.

Should you need additional information, please do not hesitate to telephone either Mr. Jim Steines, Project Surveyor (714) 641-2743 or myself (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan
Research Coordinator

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- Construction Management

REPORT OF CONVERSATION

With: ^{Chief:} John Peterson, Counsel for Martin-Munetta
Company: International Light Metals

☒ telephone call ☐ meeting ☐ visit

Date: 4-27-92

Time:

Phone No.: (310) 618-3211

He Called ☒

Visited ☐

Subjects discussed: Responding to my letter of 4-13-92

Remarks/Actions: Martin-Munetta sold RR rights to International Light Metal along with the property. International Light Metals is now a part of M.M. and M.M. has again assumed ownership of property.

It is an active spur. ~~Remains common~~ and will remain so even after mm closes it's facility.

There is an agreement (recorded or unrecorded, not known by Mr. Peterson) with Capital Metals regarding both the RR spur & a common fire loop.

John Peterson - Att. →
310-618-3211 (Tr.)
3212

Gen. Council for Env. Safety
Morton Muerriete

Wed. - 9:30

4 days of →

fire loop →

esmt. - clean up. →



THE KEITH COMPANIES

April 13, 1992

4/29 left mess w/
service to return
my call.

11902.01
(683)

Mr. John Crowley, President
Danat Investment Co.
20000 South Western Avenue
Torrance, CA 90501

(310) 278-8500

John Crowley
President.
90501

RE: Existing Easements, McDonnell-Douglas Site
City of Los Angeles

Dear Mr. Crowley:

The purpose of this letter is to request information regarding the status of easements originally granted to Harvey Aluminum Inc. (aka Martin Marietta Aluminum Inc) for Parcel "A" of Parcel Map L.A. No. 2894 - 20000 South Western Avenue.

The current title report for the McDonnell-Douglas site in the City of Los Angeles states Harvey Aluminum is the easement holder for several easements. What is the current status of these easements? Are the railroad spurs currently use by your company? Did these easements pass to Danat Investment from Martin Marietta Aluminum in December 1974?

I am enclosing for your use and reference an Encumbrance Map delineating reference easements, copies of easement documents, and a copy of the Grant Deed.

Should you need additional information, please do not hesitate to telephone either Mr. Jim Steines, Project Surveyor (714) 641-2743 or myself (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator



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11902.01
(683)

M E M O

TO: Eric Nielsen and Jim Steines

FROM: Joan Duncan

RE: Danat Industries

DATE: May 6, 1992

5/5/91 - (3:10) Mr. Dan Eget, president and owner of Danat Industries, returned my telephone calls, leaving a voice message. He must have given my name to his attorney, because ten minutes later Mr. Robert Schafer called and left a voice message to return his call.

5/6/91 - 8:45 A.M. I returned Mr. Schafer's telephone call. He wanted to know the reasoning behind TKC request of current status of property. I explained McDonnell-Douglas was trying to clear old, non-used easements from it's title report.

All rights to the property were passed to Danat Industries from Martin-Murietta at time of purchase.

Mr. Schafer's response was that to his knowledge all easements are in use. The railroad spur is used daily. No one really knows whether or not the storm drain ditch or pipeline is in actual use, however "more is better". The property owner is not willing to release or relinquish any of his rights.

ITEM NO. 8 - THE DOW CHEMICAL COMPANY

3-foot pipeline easement for conveyance of hydrocarbon substances in liquid or gaseous state, including styrene; 6.5-feet northerly of southerly property line.

The Keith Companies has sent two letters requesting verification of existing easement to the Dow Chemical Company with numerous telephone calls to follow-up said letters. No response to date from Dow.

Plans obtained from the City of Los Angeles and Mobil Oil Corporation show a 4" Dow Chemical line in the approximate location of this easement. This easement also falls within the southerly 30-feet of the property cluttered with approximately 12 pipelines (See Item No. 1).

Any future development should be designed around this easement.

Contact:

The Dow Chemical Company
Ms. Sydney Rooks, Sr. Attorney
Environmental Litigation
Midland, Michigan 48674
(517) 636-8098



The Dow Chemical Company

Midland, Michigan 48674

2030 DOW CENTER
May 15, 1992

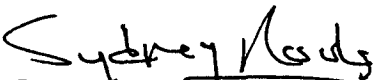
Ms. Joan Duncan
Research Coordinator
The Keith Companies
2995 Red Hill Avenue
Costa Mesa, CA 92626

REQUEST FOR VERIFICATION OF EXISTING EASEMENT

Dear Ms. Duncan:

On April 2, 1992, you wrote to Ms. Patti Behmlander at The Dow Chemical Company in Pittsburg, California requesting verification of an easement. This matter has been referred to me for follow-up. I would appreciate the opportunity to discuss this request with you and therefore ask that you telephone me at your convenience.

Sincerely,

(HE.) 
Sydney Rooks
Senior Attorney
Environmental Litigation
517-636-8098
Fax 517-638-9564

8:10 5/21 tel call, left msg with
Sec. Rooks to call back

8:10 - 5/28
tel call - no

4/8 8:15
left msg with Sec. Rooks



THE KEITH COMPANIES

11902.01
(683)

April 2, 1992

Dow Chemical Company
P.O. Box 1398
Pittsburg, CA 94565

Attention: Pattie Behmlander

Re: Request for verification of existing easement

Dear Ms. Behmlander:

The purpose of this letter is to request the status of the existing easement as shown on the enclosed encumbrance map. Item No. 8 grants Dow Chemical the right of way and easement for pipeline purposes.

We are in the process of preparing a status report of all encumbrances on subject property. Is this easement, which is dated March, 1952, currently in use? If not in use, would Dow Chemical relinquish it's rights?

Enclosed is a blueline print of the Encumbrance Map, a copy of the recorded document delineating rights to Dow Chemical, and a photocopy of the appropriate Thomas Bros guide.

Should you have any questions regarding this request, please do not hesitate to contact either Jim Steines, Project Surveyor, at (714)641-2743 or myself at (714)641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.

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THE KEITH COMPANIES

11902.01
(683)

May 20, 1992

Dow Chemical Company
P. O. Box 1398
Pittsburg, CA 94565

Attention: Pattie Behmlander

Re: Second Request for Verification of Existing Easement
McDonnell-Douglas Site, City of Los Angeles

Dear Ms. Behmlander:

The purpose of this letter is to request the status of the existing easement as shown on the enclosed encumbrance map. Item 8 grants Dow Chemical the right of way and easement for pipeline purposes.

We are in the process of preparing a status report of all encumbrances on subject property. Is this easement, dated March 1952, currently in use? As the easement does not indicate the size or type of pipe, is this information available? If said easement is not in use, would Dow Chemical relinquish it's rights?

Enclosed is a blueline print of the Encumbrance Map, a copy of the recorded document delineating rights to Dow Chemical, and a photocopy of the appropriate Thomas Bros. guide.

Should you have any questions regarding this request, please do not hesitate to contact either Mr. Jim Steines, Project Surveyor, at (714) 641-2743 or myself at (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan
Research Coordinator

Enc.

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ITEM NO. 9

ITEM NO. 9 - PACIFIC TELEPHONE AND TELEGRAPH COMPANY

Blanket telephone line easement along Western Avenue

Laura Holdenwhite of Pacific Bell indicated that they have 15 manholes, cables between each manhole, and cables to buildings on-site as well as main lines in street rights of way. She suggested TKC review the City of Los Angeles' substructure maps for main lines in street.

Plans obtained from the City of Los Angeles show Pacific Telephone and Telegraph lines 46.5' easterly of the centerline of Western Avenue. These lines fall within the existing right of way of Western Avenue.

It appears the lines referenced in the title report actually fall within Western Avenue. The title company may be able to delete this item from the current title report.

Contact:

Pacific Bell
19310 Pacific Gateway Drive
Torrance, CA 90502
Laura Holdenwhite
(310) 515-4357



CONVERSATION/MINUTES

Pg. ____ of ____

DATE: 4-2-93
JOB NUMBER: 11902.01
TIME:
PHONE #: (310) 515-4357
MTG LOCATION:

☒ TELECON ☐ MEETING
TELECON WITH MTG ATTENDEES: Laura Holdenwhite
Pacific Bell

She is in need of specific information.
Pac Bell has 15 MH, cable between them, and
cables to Bldg. Lots of equipment on-site.
What is it that TKC needs?

Due to the in-house research that would
be required, Pac Bell may charge for it's data.

Substructure data surrounding site can
be obtained on City substructure maps, per
Laura.

COPIES TO:

BY: Joan



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- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

REPORT OF CONVERSATION

With: Laura Holdenwhite

Company: Pacific Bell

☒ telephone call

☐ meeting

☐ visit

Date: 4-13-92

Time: 2:35

Phone No.: (310) 515-4357

She ~~is~~ Called _____

Visited _____

Subjects discussed: existing facilities

Remarks/Actions:

I requested that she do nothing regarding on-site facilities (see previous "Report of Conversation") until TKC plots existing Pac Bell lines. If after plotting utility lines, TKC needs further info. that City of L.A. Substructure Maps do not give, I will contact her again.

She will refer TKC to the appropriate dept, should we need ~~more~~ more info.

Jan



THE KEITH COMPANIES

11902.01
(683)

March 25, 1992

Pacific Bell
19310 Pacific Gateway Drive
Torrance, CA 90502

Attention: Laura Holdenwhite

Re: Existing utility lines

Dear Ms. Holdenwhite:

The purpose of this letter is to request data regarding existing utility lines, either overhead or substructure, within and surrounding our project site.

Enclosed are copies of an aerial photograph of the project site and a copy of the Thomas Bros. map showing location of the property.

Should you have any questions regarding this request, please do not hesitate to telephone.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.



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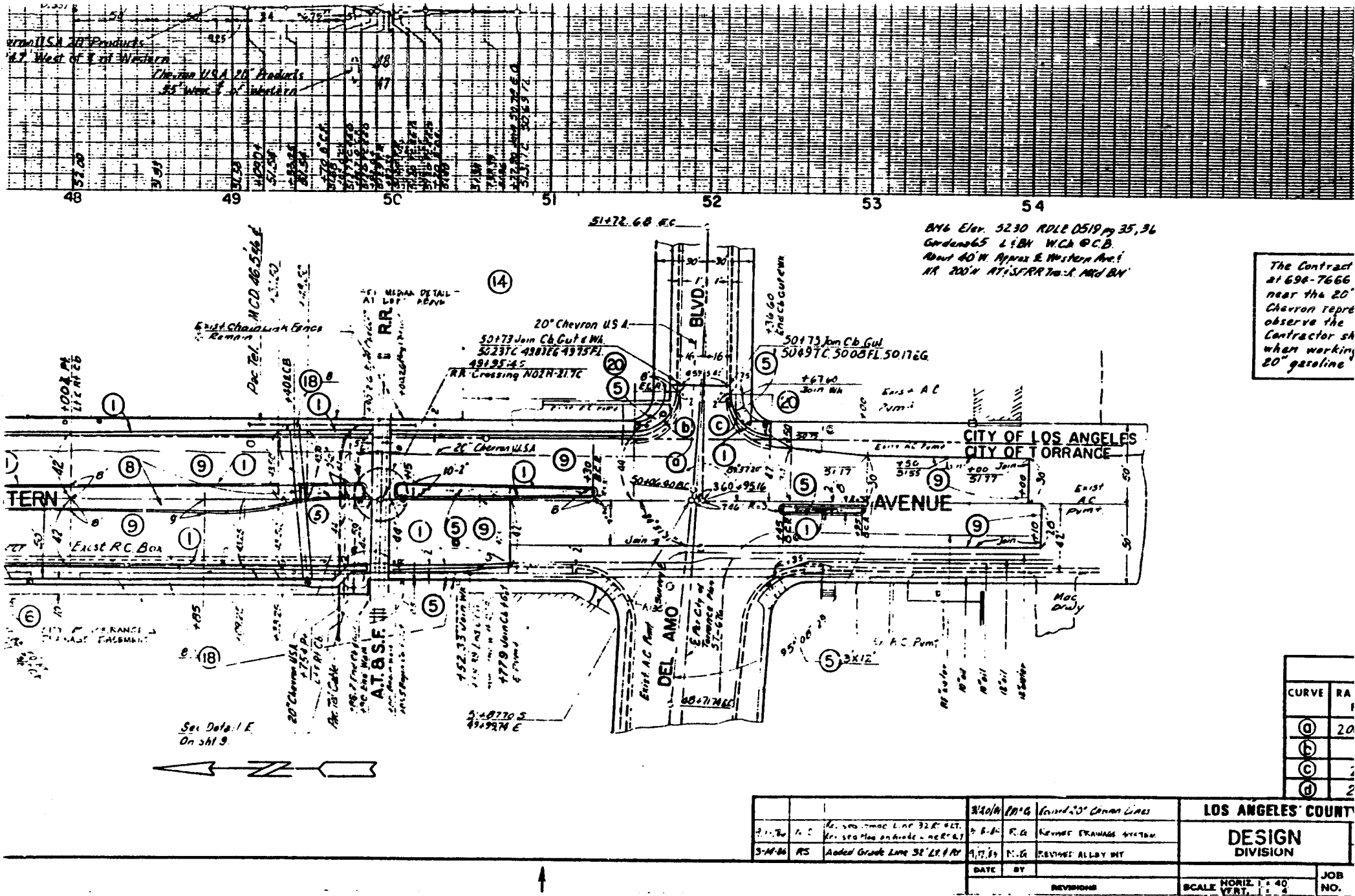
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10, 14, & 15

ITEM NOS. 10, 14 and 15 - LOS ANGELES COUNTY
SANITATION DISTRICT NO. 5

- Item No. 10 - 20-foot Sewer Easement adjacent to easterly property line
- Item No. 14 - 15-foot and 20-foot Sewer Easement adjacent to easterly 20-foot of property,
- Item No. 15 - 10-foot and 20-foot Sewer Easement along northwesterly property line to southwesterly corner of property.

Jeff Blackwell of the Sanitation District has indicated that all three easements are for trunk sewer lines and are currently being used.

Any future development should be designed around these easements.

Contact:

County Sanitation Districts of Los Angeles County
1955 Workman Mill Road
Whittier, CA 90601-4998
Jeff Blackwell, Project Engineer
(310) 699-7411, Ext. 2707



THE KEITH COMPANIES

11902.01
(683)

March 26, 1992

Los Angeles County Sanitation District No. 5
P. O. Box 4998
Whittier, CA 90607

Attention: Sagar Raksit, Property Management

Re: Request for verification of existing easements

Dear Mr. Raksit:

The purpose of this letter is to request the status of the existing easements as shown on the enclosed encumbrance map. Items 10, 14, and 15 grant the Sanitation District rights for it's sewer pipe line.

We are in the process of preparing a status report of all encumbrances on subject property. Are the easements, which date back to October 1957, currently in use? If not in use, would the Sanitation District relinquish it's rights? The easements state for sewer pipe line purposes. Are these main trunk lines?

Enclosed are copies of the documents delineating rights to the Sanitation District, a blueline print of the Encumbrance Map, and a photocopy of the appropriate Thomas Bros guide.

Should you have any questions regarding this request, please do not hesitate to contact either Jim Steines, Project Surveyor, at (714) 641-2743 or myself at (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan
Research Coordinator

Enc.

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COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-4998
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (213) 699-7411, (213) 685-5217
Fax: (213) 695-6139

CHARLES W. CARRY

April 14, 1992

Chief Engineer and General Manager

File No: 5-06.04
JOD-2A.02
5-48.01

Ms. Joan Duncan
The Keith Companies
2995 Red Hill Avenue
Costa Mesa, CA 92626

Dear Ms. Duncan:

Request for Verification of Existing Sewer Easements

A letter was recently submitted to the County Sanitation Districts (Districts) by your office requesting the status of three existing Districts sewer easements. After researching the easements, it was determined that all three easements in question are currently in use. The sewer line associated with each easement is a trunk sewer. Easement data is listed below:

EASEMENT NO.	SEWER & SIZE	EASEMENT WIDTH	PURPOSE
1952	District No. 5 Interceptor Trunk Sewer - 63" & 66" R.C.P	15'	Operation and Maintenance of Trunk Sewer
1632	J.O."D" Trunk Sewer Unit 2, Section 2 - 57" R.C.P.	20'	Operation and Maintenance of Trunk Sewer
1949	203rd Street Trunk Sewer - 21" & 24" R.C.P.	10' & 20'	Operation and Maintenance of Trunk Sewer

If you should have any questions, please contact the undersigned at (310) 699-7411, extension 2707.

Very truly yours,

Charles W. Carry

Jeff Blackwell
Project Engineer
Financial Planning &
Property Management Section

JB:mc

ITEM 11

ITEM NO. 11 - CITY OF LOS ANGELES

Traffic Signal Easement along 190th Street at
McDonnell-Douglas entrance.

Plans obtained from the City of Los Angeles show this easement centered on the entrance into the McDonnell-Douglas site along 190th Street. However, when The Keith Companies plots this easement from data in recorded easement it falls approximately 15-feet easterly of being centered on the entrance as shown on City plans.

This inconsistency will be addressed when the Tentative and Final maps for this site are submitted to the City of Los Angeles.

Any future development will need to incorporate this easement into the ingress and egress concept of the new parcels.

Contact:

City of Los Angeles
Land Development and Mapping
200 North Spring, Room 705 City Hall
Los Angeles, CA 90012
Linda Arnold
(213)485-3041



THE KEITH COMPANIES

11902.01
(683)

May 19, 1992

City of Los Angeles
Land Development and Mapping
200 North Spring, Room 705 City Hall
Los Angeles, CA 90012

Attention: Linda Arnold

Re: Existing Traffic Signal Easement

Dear Ms. Arnold:

I spoke with Richard Lanker regarding an existing traffic signal easement in 190th Avenue. The legal description within the easement does not correspond with the actual construction.

Is there a possibility that the City would quit claim said easement, to be replaced with the correct legal description of the actual traffic signal, if we were to prepare a map for subdivision purposes over the property?

Enclosed are copies of the easement, Thomas Bros guide for reference, and a blueline print highlighting the traffic signal and easement in question.

Should have you have any questions or comments, please do not hesitate to call.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan
Research Coordinator

Enc.



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ITEMS 13 & 22

ITEMS NOS. 13 and 22 STANDARD OIL COMPANY OF CALIFORNIA
(now known as CHEVRON USA, Inc.)

- Item No. 13 - 5-foot Pipeline Easement around northeasterly corner of property
- Item No. 22 - 5-foot Pipeline Easement around northeasterly corner of property.

The Keith Companies has contacted James Rae and Eileen Enright of Chevron USA, Inc. requesting information on the above easements. As of this date we have not had a response to our request.

It appears a portion of Item No. 13 runs through an existing building. Item No. 22 may have been created to reroute pipeline around building, however that portion of Item No. 13 should have been quitclaimed by Standard Oil (Chevron).

This issue should to be resolved or a continued encumbrance to that building will exist possibly deterring from any future financing or sale of that building. It's effects, however, do not hinder processing of a map on the property.

Contact:

Chevron, USA.
P. O. Box 606
La Habra, CA 90631
Jim Rae
(310) 694-9182



THE KEITH COMPANIES

11902.01
(683)

April 13, 1992

Chevron USA Inc.
P.O. Box 606
La Habra, CA 90631

Attention: James Rae, Land Department

Re: Existing Easements, McDonnell-Douglas Site
City of Los Angeles

Dear Mr. Rae:

Per our telephone conversation of today's date, I am enclosing copies of Grants of Easement, an encumbrance map, and a Thomas Bros guide for your use and reference in researching the status of the two easements that appear on the title report for Subject Site.

Are the existing easements currently in use? If pipelines are currently in use, would Chevron relocate it's lines, if necessary? If said easements are no longer used, would Chevron quitclaim or abandoned such?

In addition to the above, are there other Chevron easements that are either recorded or unrecorded that encumber this Site but do not appear on the current title report for this Site?

Should you need additional information, please do not hesitate to telephone either Mr. Jim Steines, Project Surveyor at (714) 641-2743 or myself at (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.



THE KEITH COMPANIES

11902.01
(683)

May 5, 1992

Chevron USA Inc.
P. O. Box 606
La Habra, CA 90631

Attention: Eileen Enright

Re: Existing Easements, McDonnell-Douglas Site
City of Los Angeles

Dear Ms. Enright:

Per our telephone conversation of today's date, I am requesting information regarding Standard Oil's easements within and surrounding the above project site.

I am enclosing copies of Grants of Easements, an encumbrance map, a Thomas Bros. guide, and a copy of my first request to Mr. Rae, dated April 13, 1992, for you use and reference.

Should you have any questions or comments, please do not hesitate to call me at (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.

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17, 21, & 30

ITEMS NOS. 17, 21 and 30

CITY OF LOS ANGELES

Item No. 17 - 60-foot Yard Agreement around property.

Item No. 21 - 60-foot Yard Agreement around property.

Item No. 30 - 50-foot Yard Agreement around property.

It appears that these Agreements were originally prepared and recorded to act as a "buffer" zone to adjacent properties of McDonnell-Douglas. Future development plans for the property or adjacent properties may yield a lack of continued need for these Agreements depending upon types of development and intensities of use proposed.

These agreements need to be addressed with the City of Los Angeles in conjunction with the planning process for any future development.

H. R. Hochmuth, Director
Corporate Properties Management
McDonnell Douglas Corporation
1900 Ocean Park Boulevard
Santa Monica, Calif. 90406

CO 259
on JUN 26 1970
Recorded
3578
Hatched
Original
process
LOS ANGELES COUNTY REGISTER RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING**

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

See Attachment

(Legal Description)

City of LA

is recorded in Book 58, Page 89, of 898, Records of Los Angeles County, which property is located and known as:

(Also see Legal Description)

McDonnell Douglas Corporation, Aircraft Division, Torrance

Plant, 19501 Normandie Avenue, City of Los Angeles

(street address)

And, in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an oversized building on said property, we do hereby covenant and agree to and with said City, pursuant to Section 91 0506(k) of the Los Angeles Municipal Code, to maintain on said property, a yard of 60 feet in width, unobstructed from ground to sky, as shown on the attached plot plan.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect so long as said oversized building shall remain thereon or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 27th day of April, 1970

Signature of owner McDonnell Douglas Corp. by (Sign)

(Two Officers' Signatures Required for Corporations) Louis Lieber, Jr. (Sign)

FOR DEPARTMENT USE ONLY

Branch Office S.P.

District Map 7247

B & S Affidavit No. 0813184

Approved for Recording
Dept. of Bldg. & Safety, by J. Lopez

(INDIVIDUAL)
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
On _____
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared _____

known to me to be the person whose name
subscribed to the within instrument and acknowledged that







(CORPORATION)
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
On April 27, 1970
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared Louis Lieber, Jr.,
known to me to be the Vice President,
and E. David Freundlich
known to me to be Assistant Secretary of
the Corporation that executed the within instrument, known
to me to be the persons who executed the within instrument
on behalf of the Corporation, whose names and addresses are

ITEMS NOS. 18 AND 28 CITY OF TORRANCE

- Item No. 18 - Traffic Signal and Control System Easement along Western Avenue at McDonnell-Douglas entrance.
- Item No. 28 - Traffic Control Easement along Western Avenue at McDonnell-Douglas entrance.

Plans obtained from the City of Los Angeles show improvements at the entrance and indicated the City of Los Angeles to acquire easement. Plans obtained from the City of Torrance show nothing at this entrance. It seems odd that the City of Torrance actually was granted the easement, otherwise it appears to be a valid easement.

Any future development will need to incorporate these easements into the ingress and egress of the new parcels.

	2	3	4
			
	6	7	8
			

[illegible]

ITEM NO. 20 - CITY OF TORRANCE

50-foot storm drain ditch adjacent to northerly property line.

Plans obtained from the City of Los Angeles show a 50-foot storm drain easement, however, the City was never granted an easement. There were no plans available for this area at the City of Torrance.

It appears that this easement has expired by the terms stated therein. Need to check with title company to see if they would eliminate this item from the title report.

ITEMS 23 & 27

ITEMS NOS. 23 and 27 CITY OF LOS ANGELES

Item No. 23 - Public Street Easement along 190th Street.

Item No. 27 - Public Street Easement along 190th Street.

Plans obtained from the City of Los Angeles shows the new alignments for a right turn lane along 190th Street at Normandie Avenue. These new alignments agree with the data in Item Nos. 23 and 27.

Plans also show additional right-of-way granted to the City of Los Angeles along Western Avenue. The Keith Companies obtained a copy of this document from the title company. It appears that this new document should be added to the title report.

86 1009466

RECORDING REQUESTED BY AND MAIL TO

1 JAMES K. HAHN, City Attorney
2 GARY R. NETZER, Senior Assistant City Attorney
3 EDWARD C. DYGERT, Assistant City Attorney
4 PATRICIA V. TUBERT, Deputy City Attorney
5 1700 City Hall East
6 200 North Main Street
7 Los Angeles, California 90012
8 (213) 485-5416

9 Attorneys for Defendant
10 CITY OF LOS ANGELES

FILED

JUN 13 1986

FRANK M. MURPHY, County Clerk
Deputy

SUPERIOR COURT OF CALIFORNIA

COUNTY OF LOS ANGELES

FREE M 6

11 CITY OF LOS ANGELES,
12 a municipal corporation,

13 Plaintiffs,

14 vs.

15 McDONNELL DOUGLAS CORPORATION;
16 and ALL PERSONS UNKNOWN CLAIMING
17 AN INTEREST IN THE PROPERTY,

18 Defendants.

) NO. C 586 967

) JUDGMENT AND FINAL ORDER
) OF CONDEMNATION

) (Parcels No. 22A and 22T)

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1 MIN. 12 P.M. AUG 6 1986
PAST.

19
20 A written stipulation has been filed in the above
21 captioned proceeding by and between Plaintiff and Defendant
22 McDONNELL DOUGLAS CORPORATION, by and through its attorneys Bryan
23 Cave, McPheeters & McRoberts, by Frank Meredith, that a Judgment
24 and Final Order of Condemnation as to Parcels No. 22A and 22T may
25 be made and entered herein in accordance with the following terms
26 and conditions:

27

28

1 IT APPEARING THAT:

2 An Order for Possession as to Parcels No. 22A and 22T was
3 issued herein, and became effective April 30, 1986.

4 NOW, THEREFORE, in accordance with said stipulation and
5 the records and files in the above entitled action,

6 IT IS HEREBY FOUND AND DETERMINED THAT:

7 Plaintiff CITY OF LOS ANGELES is authorized to condemn in
8 connection with the "Western Avenue - 190th Street to 25th Street -
9 Phase V and VI - 18" Improvement project (R/W No. 32340, W.O.
10 No. 61815) an easement for public street purposes as to Parcel
11 No. 22A and temporary construction purposes as to Parcel No. 22T,
12 together with the right to construct and maintain the public
13 improvement project all as prayed for in the Complaint.

14 The uses for which said real properties are sought to be
15 condemned are public uses and the acquisition of said real
16 properties by Plaintiff is necessary for such public uses.

17 The Defendant McDONNELL DOUGLAS CORPORATION is the owner
18 of Parcels No. 22A and 22T, which parcels constitute a portion of
19 an entire ownership of land.

20 The fair market value of Parcels No. 22A and 22T and the
21 rights incident thereto is the sum of \$122,930.00.

22 The fair market value of the improvements located on
23 Parcels No. 22A and 22T is the sum of \$500.00.

24 The total compensation, award and damages to be paid to
25 all parties herein, including all costs of suit, and all interest
26 that has accrued or may accrue by reason of the taking pursuant to
27 the order authorizing plaintiff to take possession and use of said
28 real property is the sum of \$123,430.00. Sufficient funds to pay

1 said award have been deposited with the County Clerk.

2 The Clerk of the Court is ordered to pay said total sum of
3 \$123,430.00 by forwarding a warrant payable to the Defendant as
4 follows:

5
6 MCDONNELL DOUGLAS CORPORATION

7 c/o Frank Meredith, Esq.

8 Bryan, Cave, McPheeters & McRoberts

9 333 South Grand Avenue

10 Suite 3100

11 Los Angeles, CA 90071
12

13 There are no general and special County and City
14 delinquent taxes, penalties and costs, or current taxes, penalties
15 and costs due or owing on the property sought to be condemned
16 herein.

17 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
18 THAT:

19 The following described real property located in the City
20 of Los Angeles, County of Los Angeles, State of California, are
21 hereby condemned to Plaintiff in the estate and for the use set
22 forth, together with the right to construct and maintain the public
23 improvement project, all as prayed for in the Complaint.
24

25

26

27

28

86-1009466

Parcel No. 22A (Public Street Easement)

That portion of the 639.07 Acre Allotment to Guadalupe Marcelina Dominguez of that part of the Rancho San Pedro allotted to Manuel Dominguez by decree in Case No. 3284 in the District Court of the 1st Judicial District of California for the County of Los Angeles, included within a strip of land 10 feet wide lying easterly of and contiguous to a line described as follows:

Beginning at the northwesterly corner of Lot 241, Tract No. 4983, as per map recorded in Book 58, pages 80 to 85, inclusive, of Maps, in the Office of the County Recorder of Los Angeles County; thence northerly along the easterly line of Western Avenue, 80 feet wide, as shown on the map filed in Book 52, page 47 of Record of Surveys, in the Office of the County Recorder of Los Angeles County, a distance of 1,230.35 feet to the southerly line of that portion of Western Avenue established as public street by deed recorded in Book D3834, page 433, of Official Records, in the Office of said County Recorder.

Parcel No. 22T (Temporary Rights)

That portion of the 639.07 Acre Allotment to Guadalupe Marcelina Dominguez by decree in Case No. 3284 in the District Court of the 1st Judicial District of California for the County of Los Angeles, bounded and described as follows:

Commencing at the intersection of the northerly line of Tract No. 4983, as per map recorded in Book 58, pages 80 to 85 inclusive, of Maps, in the Office of the County Recorder of Los Angeles County, with a line parallel with and distant 2 feet easterly measured at right angles from the easterly line of Western Avenue, 80 feet wide, as shown on the map filed in Book 52, page 47 of Record of Surveys, in the Office of said County Recorder; thence northerly along said parallel line 664.43 feet to the TRUE POINT OF BEGINNING; thence continuing northerly along said parallel line 326 feet; thence southeasterly along a tangent curve concave northeasterly and having a radius of 135 feet, through a central angle of 90°00'00" an arc distance of 212.06 feet; thence easterly tangent to said curve 5 feet; thence southerly parallel with said easterly line 56 feet; thence westerly at right angles from said last-mentioned course 5 feet; thence southwesterly along a tangent curve concave southeasterly and having a radius of 135 feet, through a central angle of 90°00'00" an arc distance of 212.06 feet to the TRUE POINT OF BEGINNING.

86-1009466

5
R/W 32340 Page 2

1
2
3
4 EXCEPTING therefrom that portion lying westerly
5 of a line parallel with and distant 10 feet easterly mea-
6 sured at right angles from said easterly line of Western
7 Avenue.
8
9

10
11 Description Approved
12 ROBERT S. HORII, City Engineer
13 By L. H. Burks, Division Engineer
14
15

16
17 2-7-86 by Charles J. Becking
18
19
20
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33
34 THE DOCUMENT TO WHICH THIS CERTIFICATE IS
35 ATTACHED IS A FULL, TRUE, AND CORRECT COPY
36 OF THE ORIGINAL ON FILE AND ON RECORD IN
37 MY OFFICE.

38 JUL 09 1986

39 ATTEST

40 FRANK S. ZOLIN
41 County Clerk, Executive Office of the
42 Superior Court of California, County of
43 Los Angeles.

44 BY _____ DEPUTY

45 D. Martinez
46
47
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53

86-1009466

1 Any and all general and special City and County taxes as
2 to said Parcel No. 22A shall be cancelled as of April 30, 1986, the
3 effective date of the Order for Possession, and the lien therefor
4 shall thereafter be discharged and extinguished.

5
6 DATED: JUN 18 1986

7
8 *Herbert M. Klein*
9 JUDGE OF THE SUPERIOR COURT

10 Herbert M. Klein
11 Judge Pro Tem
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86-1009466

ITEMS 25 & 26

ITEM NOS. 25 AND 26 SOUTHERN CALIFORNIA EDISON COMPANY

Item No. 25 - 2-foot Guy Wire and Anchor Easement at
 northeasterly corner of property.

Item No. 26 - 2-foot Guy Wire and Anchor Easement at
 northeasterly corner of property.

Jack Brazil of Southern California Edison Co. believes guy wires and anchors were relinquished to the Department of Water and Power. Larry Burke, S.C.E., is to call TKC with additional information.

It appears that the guy wire and the anchors fall within this easement and are still in use. Only question is whether Southern California Edison Co. still retains this easement or if easement was transferred to the Department of Water and Power.

Contact:

Southern California Edison Company
Larry Burke, Service Planner
(310) 417-3339



THE KEITH COMPANIES

11902.01
(683)

March 25, 1992

Southern California Edison Company
8611 South La Cienega
Inglewood, CA 90301

Attention: Janice Garton

Re: Existing utility lines

Dear Ms. Garton:

The purpose of this letter is to request data regarding existing Southern California Edison lines, either overhead or substructure, within and surrounding our project site.

Enclosed are copies of an aerial photograph of the project site and a copy of the Thomas Bros. map showing location of the property within the City of Torrance.

Should you have any questions regarding this request, please do not hesitate to telephone.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.

7

Planning

Engineering

Environmental
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Landscape
Architecture

Land
Surveying

Public Works

Water Resources



- Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

REPORT OF CONVERSATION

With: Bernie Hubbard
 Company: So. Cal. Edison

☒ telephone call ☐ meeting ☐ visit

Date: 4-21-92

Time: 7:50

Phone No.: (310) 491-2387

He Called ☒

Visited ☐

Subjects discussed: Existing easements, quitclaims

Remarks/Actions: He received TKC request for quitclaims of easements. I stated my request was for information only and that I needed to know whether or not easement poles, etc were active. He referred me to Jack Brazil, Serv Planner (310) 417-3366 for subject area.
Bernie stated quitclaims cost \$300/request. Also no paper work can commence until he received request from Serv. Planner.

for



THE
KEITH
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- Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

REPORT OF CONVERSATION

With: Janice Garton.

Company: So. Cal. Edison

☒ telephone call

☐ meeting

☐ visit

Date: 4-24-92

Time: 8:45

Phone No.: (310) 417-3330

She ~~is~~ Called

Visited

returned my call via voice mail

Subjects discussed: _____

Remarks/Actions:

She has referred THC's request to the Long Beach office, attention Bernie Hubbard. He will coordinate efforts because request involves other offices.

Jan



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KEITH
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- Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

~~7/11/92~~
Benny Hubbard SCE
8300/quit
1310) 491-2587
service planner (310)
Jack Brazil 417-3366

REPORT OF CONVERSATION

With: Jack Brazil

Company: S. C. E.

☒ telephone call

☐ meeting

☐ visit

Date: 4-24-92

Time: 9:10

Phone No.: (310) 417-3366

He/I Called

Visited

Subjects discussed: Existing esent/ guy wires/poles on
McDonnell-Douglas Site

Remarks/Actions: He recalls poles & guy wires were
relinquished to DWP - doesn't know where.
He stated SCE, at one time, did service some of the area.
Larry Burke, Service Planner, for subject Site to
call TKC Monday

M. B. Burke

Larry Burke

SCE

DWP

DEPARTMENT OF WATER AND POWER

substation site at southeasterly corner of property

transmission line running northerly through property from substation site.

It appears that there are no recorded easements or deeds conveying rights to the Department of Water and Power for substation or transmission lines.

Discussions with Steve Hansen and Calvin Chee of the Department of Water and Power indicate that DWP tried to negotiate ownership with McDonnell Douglas, but nothing was agreed upon. DWP now claims rights under "Government Right to Use Private Lands" document. (See attached copy.)

It appears that McDonnell-Douglas needs to decide how to address sub-station ownership with DWP. Ultimately, an easement for the transmission lines will need to be granted to DWP and a parcel created and conveyed for the substation. Both the substation site and transmission line issues need to be resolved prior to future development.

Contact:

Department of Water and Power
City of Los Angeles
111 North Hope, Room 1213
Los Angeles, Ca 90051
Steve Hansen Sr. Real Estate Officer
(213) 481-5980



CONVERSATION/MINUTES

Pg. ____ of ____

DATE: 4-1-92

JOB NUMBER: 11902.01

TIME:

PHONE #:(213) 481-5980

MTG LOCATION:

☒ TELECON ☐ MEETING

TELECON WITH MTG ATTENDEES: *Steve Hansen*
DWP

Hansen wants to know the specific info. needed by TKC. Too much equipment on & off-site to research all. An appt. with a Tech. by TKC to review and obtain necessary data is Hansen's suggestion.

He stated area is full of contradictions due to the War, no maps or deeds are in existence to his knowledge.

Please call him for additional details on setting-up an appt. with his Tech. to review DWP files.

COPIES TO:

BY: _____



THE KEITH COMPANIES

11902.01
(683)

March 25, 1992

Department of Power and Water
City of Los Angeles
P. O. Box 111, Room 1203
Los Angeles, CA 90051

Attention: Ted McGillis, R. E. Officer

Re: Existing utility lines

Dear Mr. McGillis:

The purpose of this letter is to request data regarding existing DWP lines within and surrounding our project site.

Enclosed are copies of an aerial photograph of the project site and a copy of the Thomas Bros. map showing location of the property within the City of Torrance.

Should you have any questions regarding this request, please do not hesitate to telephone.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.



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M E M O

TO: Jim Steines

FROM: Joan Duncan

RE: McDonnell-Douglas Site, City of Los Angeles

DATE: April 13, 1992

Per my discussions at D.W.P., Thursday April 9th, with
Mr. Steve Hanson, Senior Real Estate Officer and Mr. Calvin Chee,
Techn. Land Division:

Sub-station site is known as D.S. #70 and as Hilldale Sub.

203rd Street is now known as Del Amo

D.W.P. supplies both power and water to subject Site. Water is
within the public right-of-way.

D.W.P. owns area of transmission lines outside of Site Bndy.,
acquired ownership in 1942. Doc. No. P11288 (see copy)

The following is from a "^{hearsay} ~~hearsay~~" conversation between a retiring
DWP employee and Mr. Steve Hanson many years ago:

Power was needed during the war and DWP was requested to supply
such by the Dept. of Navy. Power was to supply McDonnell-Douglas
and one other property owner.

DWP constructed the current Site with the understanding that the
property was to become DWP's after a time. McDonnell-Douglas was
of the understanding the entire site would be theirs after the
war.

Disagreed between McD-D and the other property owner resulted.
The result of such caused the Government to withdraw and the Site
to be subdivided, leaving McD-D with only a portion of the
original site and the DWP facility.

DWP has tried to negotiate ownership, but McD-D doesn't want the
facility on it's site. DWP will not move it, as it would be too
costly. As a result, DWP accepts property under "Governmental
Right to Use - Private Lands" - see attached.

**GOVERNMENTAL RIGHT TO USE
PRIVATE LANDS**

California Civil Code, Section 1009, Paragraph (d)
provides as follows:

"Where a governmental entity is using private lands by an expenditure of public funds on visible improvements on or across such lands or on the cleaning or maintenance related to the public use of such lands in such a manner so that the owner knows or should know that the public is making use of his land, such use, including any public use reasonably related to the purposes of such improvement, in the absence of either express permission by the owner to continue such use or the taking by the owner of reasonable steps to enjoin, remove or prohibit such use, shall after five years ripen to confer upon the governmental entity a vested right to continue such use."

This means that any DWP facility which is clearly visible, including access roads, and is in place and in use for five or more years may remain in place regardless of the objections of the property owner. The City's rights appear to be greater than simple prescriptive rights.

TLM

W. S. 70

September 22, 1952

Commander F. G. Jansen
Residence Officer in Charge of Construction
Civil Works Branch, L. A.
Room 109, Garland Building
117 West 9th Street
Los Angeles 15, California

RECEIVED
OCT 21 1952
U.S. NAVY

Dear Commander Jansen:

Re: Proposed 138/13.8 kv Distributing Station
for Serving Douglas Aircraft and Other
Commercial Loads
(Navy Contract No. NOa-1181)

Conferences were held between representatives of the Navy, Douglas Aircraft Corporation, and the Department of Water and Power on May 22, 1952, July 17, 1952, August 19, 1952, and September 17, 1952. At these conferences, proposals and counter-proposals were made regarding the improvement of service facilities to the Douglas Aircraft Corporation Plant B6, and the problem of serving the existing loads of the synthetic rubber plants together with the probable loads to be added by the Harvey Machine Company. It is the desire of the Department to provide the utmost reliability of service to the Douglas Aircraft Corporation as well as to the existing synthetic rubber plants and to provide adequate station capacity for loads to be added by other industrial establishments in the area. Due to material shortages in effort at this time, it is felt that our combined efforts should be expended towards making full use of existing transformer capacities and facilities which are available on your property and by suitably combining them with similar equipment now installed in the Department's synthetic rubber plant industrial station, it would be possible to provide a better order of service and increased capacity for use in serving plants

engaged in the defense effort. This Department is willing to make the necessary expenditures to provide reliable service to all parties concerned, and in the interest of conservation of critical materials, it is highly desirable that the facilities now available be used to best advantage.

At the meeting of September 17, 1952, Mr. H. J. Lassig indicated that the Navy would be amenable to allocating a suitable station site and the necessary transmission line rights of way for the construction of a 75,000 kva distributing station and its associated lines and feeders. In this connection it is the Department's desire to obtain from the Navy a parcel of land approximately 275 feet by 295 feet located as indicated in green on the attached print. In addition, the Department desires a right of way 100 feet in width covering the area colored in orange and portions of the area colored yellow and red, subject to existing rights for pipelines and rail lines. In addition, the area colored in yellow, which carries an existing easement for pipelines, should be rewritten to include the right of ingress and egress for the installation and maintenance of the station and of overhead conductors by the Department of Water and Power. In addition, the Department desires a 100-foot right of way running north on the property to the point of contact with property owned by the Harvey Machine Company for the purpose of installing 138 and 13.8 kv lines. In the event that this right of way shown cross-hatched in red on the print is not acceptable to the Navy, an alternate 100-foot right of way running westward on the property and covering the area cross-hatched in green and a portion of the area colored red on the print would be usable. This latter route would result in an excess cost of \$38,000 for additional line construction and payments to the Telephone Company for placing the existing telephone trunk line on Western Avenue underground and it is, therefore, our earnest desire that the line route "A" be granted by the Navy. In connection with the above property, it is our understanding that the station site and rights of way can be made available to the Department on the basis of a lease agreement for a period of 30 years and that a nominal fee, presumed to be \$1.00 per year, will be paid by the Department for the use of these properties. It is our understanding that the lease would be drawn up subject to termination in the event of a national emergency; but due to the importance of maintaining electrical energy to these plants in a national emergency, the Department does not consider that this stipulation will be exercised and consequently will accept a lease under these conditions.

It is further understood that an existing easement for 34.5 kv lines to Harvey Machine Company will be amplified to include the Department of Water and Power, and that this easement will cover existing 34.5 kv lines and two new 13.8 kv feeders to be constructed on the same poles to serve Douglas.

In connection with the proposed acquisition of the station racks and electrical equipment now owned by the Columbia Steel Corporation, it is necessary for this municipally owned Department of Water and Power, under the requirements of the City Charter, to prepare and issue formal specifications for purchases exceeding \$5,000.00. The issuance of a formal specification by the Department requires the following procedure:

After preparation of the specification by the design engineers, it must be approved by engineering Management, transmitted to the Purchasing Agent for preparation in the approved legal form for formal specifications, approved by the City Attorney's office for form and legality, and signed by the Chief Electrical Engineer before advertisement for bids can be accomplished.

After allowance of reasonable time to prepare bids, they are returned to the Purchasing Agent and forwarded by him to the engineers for analysis. An engineering recommendation covering the award is prepared by the design engineers, forwarded to the Purchasing Agent, approved by the City Attorney's office for form and legality, and submitted to the Chief Electrical Engineer. Upon approval of the recommendation of award by the Chief Electrical Engineer the Board of Water and Power Commissioners officially awards the contract to the successful bidder.

It can be seen that from the above that considerable time is consumed from the time the specification is originated until the final award is made. Under normal conditions, this procedure requires from 90 to 120 days for consummation. We are exercising every effort to expedite the specifications for purchase of the station racks and equipment and it is hoped that by closely following the specification from origination to issuance that we can cut the above procurement time to some time between 45 and 60 days.

In conjunction with the proposed purchase of the station racks and electrical equipment, we are enclosing as appendix "A" an inventory of this equipment. The estimated present replacement cost of the equipment and its depreciated value based on 28 ~~year~~ life is indicated. It is our opinion that a fair and equitable price for this equipment would be approximately \$176,000.00, when costs of rehabilitation are taken into account. In the event that the Department purchases the station equipment, we would remove all racks and equipment installed on the pads and rack piers. The Department would not, however, be responsible for site clearance and will leave undisturbed all concrete work which has been constructed as a part of the station as well as the rail tracks to serve the transformers.

September 22, 1952

It is our earnest desire that the Department be granted the necessary leases on the properties described herein above prior to the consummation of the purchase of equipment from Columbia Steel Corporation and the Department is now preparing detailed designs for the construction of the necessary pads and foundations for the new station to be constructed within the area marked in green on the attached print.

Very truly yours,

WM. S. PETERSON
Chief Electrical Engineer
and Assistant Manager

JWE:ad/jt
Enclosures

cc: Attached (4)

R. L. Skelton, Plant Engineer
Douglas Aircraft Company
827 Laphan Street
El Segundo, California

WSP
JPS (2)
ELK
LTM
ALW
OKBuck
JWE
LBMoreland
RHCockfield
EGOlmsed

S.P.R.R.

SOUTHERN PACIFIC TRANSPORTATION COMPANY

railroad spur lines connect to Southern Pacific lines running adjacent to easterly property line.

Charles Gamble of Southern Pacific Transportation Company stated in his correspondence of April 20, 1992, that his office does not handle matters relating to private rail spurs or agreements with property owners for rail service.

He suggested contacting the shipping and materials manager at McDonnell-Douglas.

Contact:

Southern Pacific Transportation Company
1200 Corporate Center Drive, Suite 100
Monterey Park, CA 91754
Charles E. Gamble, II, Sales Manager
(213) 780-6906



THE KEITH COMPANIES

11902.01
(683)

April 13, 1992

Southern Pacific Transportation
1200 Corporate Center Drive, Ste.100
Monterey Park, CA 91754

Attention: A. Caspars, Real Estate Department

Re: Existing Easements, McDonnell-Douglas Site
City of Los Angeles

Dear Mr. Caspars:

The purpose of this letter is to request information regarding the status of a 50-foot right-of-way in favor of Pacific Electric Railway Company.

The current title report for the the McDonnell-Douglas Site in the City of Los Angeles begins it's legal description at a point in the west line of said 50-foot right-of-way. What is the current status of this 50-foot strip of land? Are the tracks currently used? Do the current owners of said property have an agreement to use your facilities?

In addition to the above request, does Southern Pacific have additional recorded or unrecorded agreements or easements that encumber this Site but do not appear on the current title report for this Site?

I am enclosing for your use and reference an Encumbrance Map and a Thomas Bros. guide.

Should you need additional information, please do not hesitate to telephone either Mr. Jim Steines, Project Surveyor at (714) 641-2743 or myself at (714) 641-2738.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Planning

Engineering

Environmental
Services

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Architecture

Land
Surveying

Public Works

Water Resources

Southern Pacific Transportation Company

1200 Corporate Center Drive • Suite 100 • Monterey Park, California 91754-7605 • (213) 780-6900

REAL ESTATE

IN REPLY PLEASE REFER TO

Dolanco - G

April 16, 1992

Ms. Joan Duncan
The Keith Companies
2995 Red Hill Avenue
Costa Mesa, CA 92626

Re: Railroad Easements, McDonnell-Douglas Site, Los Angeles, California

Dear Ms. Duncan:

Mr. Arnold Kaspars forwarded your April 13, 1992 letter to my attention. All matters regarding the sale or quitclaim of property are handled at this level.

To facilitate our research of your request, I will need the following:

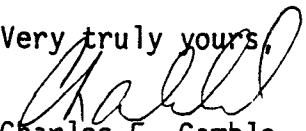
- 1) A map of the area in question. I have returned your map for your convenience.
- 2) A copy of the title report with the reference to the Pacific Electric interest.

With this information I will be able to make the necessary intra-company inquiries regarding your request.

Please do not construe this letter as a commitment to convey property since all such matters are subject to formal Southern Pacific Transportation Company management approval.

Please call with any questions.

Very truly yours,


Charles E. Gamble, II
Sales Manager
(213 780-6906)

CEG:jn9245
Enclosure



THE KEITH COMPANIES

11902.01
(683)

April 20, 1992

Mr. Charles E. Gamble, II
Southern Pacific Transportation Co.
1200 Corporate Center Drive Ste 100
Monterey Park, CA 91754-7605

Re: Railroad Easements, McDonnell-Douglas Site, Los Angeles

Dear Mr. Gamble:

From our telephone conversations and correspondences regarding my request for information involving the railroad, I am afraid I have not been specific in my request.

The information I am seeking regards the private on-site railroad spur lines that connect to Southern Pacific's lines in Normandie Avenue.

Are these private railroad spurs active? Does S.P. have agreements with the current property owners to provide rail service?

I am returning the aerial photograph of the project site for your use and reference.

Should you have additional questions or comments, please do not hesitate to call.

Sincerely yours,
THE KEITH COMPANIES

Joan Duncan

Joan Duncan
Research Coordinator

Enc.

Planning

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Southern Pacific Transportation Company

1200 Corporate Center Drive • Suite 100 • Monterey Park, California 91754-7605 • (213) 780-6900

REAL ESTATE

IN REPLY PLEASE REFER TO

Dolanco - G

April 30, 1992

Ms. Joan Duncan
The Keith Companies
2995 Red Hill Avenue
Costa Mesa, CA 92626

Re: Railroad Easements, McDonnell - Douglas Site, Los Angeles, California.

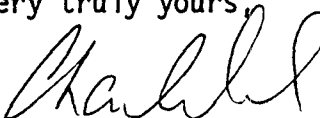
Dear Ms. Duncan:

Please refer to your April 20, 1992 correspondence.

This office does not handle matters relating to private rail spurs or agreements with property owners for rail service.

I would suggest you contact the shipping and materials manager for McDonnell-Douglas to see if any such agreements are still in place. That person may in turn be able to refer you to their contact in our Distribution Services group or you may call Edd Rhodes, Director of Industrial Development at (213) 780-6822.

Very truly yours,


Charles E. Gamble, II
Sales Manager
(213 780-6906)

CEG:jn9364

A.T.S.F. RR

ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY

railroad spur lines connect to A.T. & S.F. R W
Co. lines running parallel to southerly property
line.

Request for information has been forwarded from the San
Bernardino office to the railroad's main office in Topeka,
Kansas per telephone conversation with Mr. Bob Schultz.

Contact:

Atchison, Topeka and Santa Fe Railway Company
Mr. Bob Schultz
San Bernardino Office
(714) 386-4030



THE
KEITH
COMPANIES

- Planning
- Civil
- Engineering
- Landscape
- Architecture
- Land Surveying
- Construction
- Management

REPORT OF CONVERSATION

With: Jerry Krupp, Supervisor
Company: Santa Fe RR

☒ telephone call

☐ meeting

☐ visit

Date: 4-29-30

Time: 8:15

Phone No.: (714) 386-4030

☒ Called ☒

Visited ☐

Subjects discussed: Follow-up telephone call regarding
McDonnell-Douglas site and SFR tracks

Remarks/Actions: left voice mail message for call back



THE
KEITH
COMPANIES

- Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

REPORT OF CONVERSATION

With: Jerry Krupp, Supervisor

Company: Santa Fe RR

☒ telephone call

☐ meeting

☐ visit

Date: 4-29-30

Time: 8:15

Phone No.: (714) 386-4030

☒ Called ☒

Visited ☐

Subjects discussed: Follow-up telephone call regarding
McDonnell-Douglas site and SFR tracks

Remarks/Actions: left voice mail message for call back